



WILLIAM T FUJIOKA  
Chief Executive Officer

## County of Los Angeles CHIEF EXECUTIVE OFFICE

Kenneth Hahn Hall of Administration  
500 West Temple Street, Room 713, Los Angeles, California 90012  
(213) 974-1101  
<http://ceo.lacounty.gov>

August 19, 2008

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

### **PROPOSITION 218 BALLOT – CITY OF LOS ANGELES HOLLYWOOD ENTERTAINMENT DISTRICT PROPERTY AND BUSINESS IMPROVEMENT DISTRICT (THIRD DISTRICT) (3 VOTES)**

#### **SUBJECT:**

This action recommends support for a renewed and expanded Hollywood Entertainment District Property and Business Improvement District (District) in the City of Los Angeles (City) for a ten-year period at an estimated initial annual cost to the County of \$10,577.

#### **IT IS RECOMMENDED THAT YOUR BOARD:**

Support the community-based effort to establish a renewed and expanded District to provide enhanced services, including maintenance and streetscape, trash collection, marketing and promotions, business interest advocacy, and security services within the District at an annual cost to the County of approximately \$10,577, and direct the Chief Executive Officer (CEO) to cast the ballot in support of the property assessments.

#### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

Support for the proposed expanded District will allow enhanced services and activities, including maintenance, beautification, marketing, security, economic growth and advocacy administration to additional parcels that will contribute to the revitalization of the greater Hollywood entertainment area. The expanded District will add two County-owned parcels containing the Hollywood Courthouse and parking lot located at 5925 Hollywood Boulevard, Hollywood (APNs 5545-003-900 and 5545-003-901.)

*"To Enrich Lives Through Effective And Caring Service"*

*Please Conserve Paper – This Document and Copies are **Two-Sided**  
Intra-County Correspondence Sent Electronically Only*

Board of Supervisors  
GLORIA MOLINA  
First District

YVONNE B. BURKE  
Second District

ZEV YAROSLAVSKY  
Third District

DON KNABE  
Fourth District

MICHAEL D. ANTONOVICH  
Fifth District

### **IMPLEMENTATION OF STRATEGIC PLAN GOALS**

The Countywide Strategic Plan directs that we ensure the quality of life through community services that meet the needs of the specific community (Goal 6) and enhance community beautification and the well-being of all residents. Support for the benefit assessments against these County properties to increase servicing and maintenance of public common areas and street frontage fills an identified need and supports these strategies.

### **FISCAL IMPACT/FINANCING**

Should the proposed renewal and expansion of the District be successful, the first year total assessment beginning January 1, 2009, is estimated to be \$3,420,647. The total first-year annual assessments on the County properties will be approximately \$10,577, or 0.31 percent of the District's annual assessment. Thereafter, the annual assessments may be increased by a maximum of 3 percent per year or by a re-balloting of property owners. This cost will be paid by the Rent Expense budget and charged to the occupying departments with the exception of the assessment on the Superior Court and non-County agencies space, which will be absorbed by the Rent Expense budget. Sufficient funding is included in the 2008-09 budget to service the required appropriations. Upon transfer of responsibility for the Hollywood Court facility to the State Judicial Council, the Superior Court's share of payments will become the responsibility of the State.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

With the passage of Proposition 218, property owned by government agencies became subject to assessment by various County and non-County assessment districts on July 1, 1997. The County, like other property owners, is able to cast ballots supporting or opposing the assessments and its ballots will be weighted to reflect its proportionate share of the total assessment. Publicly owned properties are not exempt from the assessment unless the parcels receive no special benefit. The assessing agency cannot increase an assessment or impose a new assessment if a majority of the ballots returned opposes the proposed assessment.

The Los Angeles City Council has commenced proceedings to secure property owner approval to renew and expand the District. If successful, the District will have a ten-year term commencing January 1, 2009, and expiring on December 31, 2018. The City Council has scheduled a public hearing on this matter for September 2, 2008.

The Honorable Board of Supervisors  
August 19, 2008  
Page 3

The method of assessment is determined by street frontage, building area, and lot size. The CEO has determined that the services to be financed by the District will be of sufficient benefit to warrant your Board's support, and therefore, recommends that you direct the CEO to cast the ballot as supporting the renewal and expansion of the District.

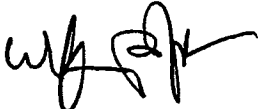
**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

Support for this benefit assessment will assist in the revitalization of the Hollywood entertainment area by providing enhanced maintenance and streetscape, trash collection, beautification services, marketing and promotions, business interest advocacy, and security services.

**CONCLUSION**

It is requested that the Executive Officer, Board of Supervisors, return the adopted stamped Board letter to the Chief Executive Office, Real Estate Division, 222 South Hill Street, 4th Floor, Los Angeles, CA 90012.

Respectfully submitted,



WILLIAM T FUJIOKA  
Chief Executive Officer

WTF:DL:JSE  
WLD:RC:ns

Attachment

c: County Counsel  
Auditor-Controller  
Alternate Public Defender  
Probation  
Sheriff-Court Services  
Superior Court-Central Division

**ATTACHMENT A**

**HOLLYWOOD ENTERTAINMENT DISTRICT  
PROPERTY AND BUSINESS IMPROVEMENT DISTRICT (PBID)  
(CALENDAR YEAR 2009)**

**COUNTY-OWNED FACILITIES**

**ASSESSMENT FEE**

APN 5545-003-900 & 901  
HOLLYWOOD COURTHOUSE  
5925 HOLLYWOOD BOULEVARD,  
LOS ANGELES 90028

<b><u>TENANTS</u></b>	<b><u>PROPOSED ASSESSMENT</u></b>
Alternate Public Defender	\$ 72.98
Probation-Administration	158.65
Public Defender	1,104.24
Sheriff-Court Services	1,609.82
Superior Court- Central Division	6,451.95
Los Angeles City Attorney	1,009.04
Los Angeles Police Dept	141.73
Non County Agencies	<u>28.56</u>
	<b>\$10,576.97</b>

SAS  
JUL 25 2009

ASSESSMENT BALLOT TO FORM THE  
Hollywood Entertainment District 2009-2018  
PROPERTY BASED BUSINESS IMPROVEMENT

(Pursuant to Section 53753 of the California Government Code)

Legal Owner: COUNTY OF LOS ANGELES

When voting,  
please mark  
'X' clearly.  
Mark one  
box only.

☐

**Yes.**

I approve of the establishment of the Hollywood Entertainment District 2009-2018 property based Business Improvement District, which will result in the assessment of the amount indicated below, on the parcel(s) identified on

☐

**No.**

I disapprove of the establishment of the Hollywood Entertainment District 2009-2018 property based Business Improvement District.

Property Owner's Name

Property Owner's  
or Duly Authorized Signature

Title

Date

Please place the assessment  
ballot inside the secrecy envelope  
and then into the return envelope  
and submit to:

Office of the City Clerk  
Special Assessments Section  
200 N. Spring Street, Room 224  
Los Angeles, CA 90012  
Facsimile: (213) 978-1130

APN	Property Address	Proposed Assessment	%	
5545-003-900	5925 HOLLYWOOD BLVD	\$8,037.66	0.2349%	1
5545-003-901	5925 HOLLYWOOD BLVD	\$2,539.31	0.0742%	2
Total Amount and %		\$10,576.97	0.3091%	



ANTONIO R. VILLARAIGOSA  
MAYOR

ADMINISTRATIVE SERVICES  
SPECIAL ASSESSMENTS SECTION

200 N. SPRING STREET, ROOM 224  
LOS ANGELES, CA 90012  
TEL: (213) 978-1099  
FAX: (213) 978-1107

HOLLY L. WOLCOTT  
DIVISION HEAD

Council File 08-0962

Council District 13

**NOTICE OF PUBLIC HEARING ON RENEWING  
THE HOLLYWOOD ENTERTAINMENT DISTRICT  
BUSINESS IMPROVEMENT DISTRICT**

Notice is hereby given that the City Council of the City of Los Angeles will hold a public hearing to determine whether to renew the Hollywood Entertainment District Business Improvement District ("District") and levy assessments. The hearing will be held on Tuesday, September 2, 2008 at 10:00 a.m., or as soon thereafter as this matter may be heard, in the John Ferraro Council Chamber in Room 340 at City Hall, 200 North Spring Street, Los Angeles, California 90012. The City Clerk will certify the results of the tabulation of the ballots to the City Council at its meeting on Wednesday, September 3, 2008 at 10:00 a.m., or as soon thereafter as this matter may be heard, in the John Ferraro Council Chamber in Room 340 at City Hall, 200 North Spring Street, Los Angeles, California 90012. Depending on the result of the ballot tabulation, the City Council may consider adopting an ordinance renewing the District. At the public hearing to be held on Tuesday, September 2, 2008, the City Council will hear all interested persons for or against renewal of the District, the extent of the District, and the furnishing of specified types of improvements or activities and may correct minor defects in the proceedings.

Included with this notice are 1) a copy of the Management District Plan for the proposed District; 2) a copy of the Engineer's Report supporting the assessments; 3) the Ordinance of Intention to renew the District; 4) an assessment ballot; and 5) a summary of procedures for completion, return and tabulation of assessment ballots. The improvements and activities proposed for the District shall be funded by the levy of a special assessment on real property within the District. The boundaries of the District, the assessment formula, the total amount of the proposed assessment chargeable to the entire District, the duration of the payments, the reason for the assessment, the basis upon which the amount of the proposed assessment was calculated, and the amount chargeable to each parcel, are set forth in the Management District Plan, which is incorporated by reference as though fully set forth herein.

To complete the assessment ballot, the property owner should do the following: 1) verify that the information listed on the ballot is correct; 2) indicate his or her decision to either approve or disapprove of the District assessment by marking an "X" or other verifiable

mark in the appropriate place; 3) sign the ballot; and 4) insert completed ballot into the secrecy envelope, place inside the return envelope and return it to the City Clerk's Office at 200 North Spring Street, Room 224 Los Angeles, California 90012. Completed ballots may be returned to the City Clerk by mail or in person. The ballot must, however, be received by the City Clerk prior to the close of the public hearing. At the conclusion of the public hearing, the City Clerk will tabulate the ballots. The ballots will be weighted according to the proportional financial obligation of the affected property.

The City Council will not impose an assessment if there is a majority protest. A majority protest will exist if the assessment ballots submitted, and not withdrawn, in opposition to the proposed assessment exceed the assessment ballots submitted, and not withdrawn, in its favor, weighting those assessment ballots by the amount of the proposed assessment to be imposed upon the identified parcel for which each assessment ballot was submitted.

Any person having a question or comment regarding City Council hearing proceedings, or regarding the renewal of the proposed District, may telephone the Special Assessments Section of the City Clerk's Office at (213) 978-1099 [facsimile (213) 978-1130] and state such question or comment to the Deputy City Clerk assigned to answer inquiries.

**Attachments:**

Management District Plan

Engineer's Report

Ordinance of Intention to Renew the District

Assessment Ballot

Procedures for Completion, Return, and Tabulation of Assessment Ballots

ORDINANCE NO. 180005

An Ordinance of Intention to establish a Property and Business Improvement District to be known as the "Hollywood Entertainment District Business Improvement District" pursuant to the Provisions of the Property and Business Improvement District Law of 1994 (Division 18, Part 7, Streets and Highways Code, State of California) and to levy assessments.

**WHEREAS**, the Property and Business Improvement District Law of 1994 authorizes cities to establish Property and Business Improvement Districts for the purpose of levying assessments on real property for certain purposes; and

**WHEREAS**, property owners in the Hollywood Entertainment District business community who will pay more than 50 percent of the total amount of assessments to be levied, have filed written petitions requesting that the City Council establish a district to be named the Hollywood Entertainment District Business Improvement District.

**NOW THEREFORE,**

**THE PEOPLE OF THE CITY OF LOS ANGELES  
DO ORDAIN AS FOLLOWS:**

**Section 1. DECLARATION.** Pursuant to the provisions of Property and Business Improvement District Law of 1994, Section 36600 *et seq.*, of the Streets and Highways Code (Act), the City Council declares its intention to consider the establishment of a Property and Business Improvement District to be named the Hollywood Entertainment Business Improvement District (District).

**Sec. 2. ADOPTION OF ENGINEER'S REPORT AND MANAGEMENT DISTRICT PLAN.** The City Council hereby adopts, approves and confirms the Engineer's Report and the Management District Plan included in Council File No. 08-0962.

**Sec. 3. PARCELS WITHIN THE DISTRICT.** The City Council hereby affirms its finding that all parcels, which will have a special benefit conferred upon them and upon which an assessment will be imposed, are identified in the Management District Plan.

**Sec. 4. PROPORTIONAL BENEFIT.** The City Council hereby reaffirms that the assessment proposed to be imposed on each parcel does not exceed the reasonable cost of the proportional benefit conferred on that parcel.

**Sec. 5. SEPARATION OF GENERAL AND SPECIAL BENEFITS.** The City Council hereby affirms that it has separated the general benefits, if any, from the special benefits conferred on each parcel.

Sec. 6. ASSESSMENTS SUPPORTED BY ENGINEER'S REPORT. The City Council hereby affirms that all proposed assessments are supported by a detailed engineer's report prepared by a registered professional engineer certified by the state of California.

Sec. 7. DISTRICT BOUNDARIES. The City Council hereby declares that the boundaries of the proposed District are as detailed in the Management District Plan. The proposed Hollywood Entertainment District BID area includes the length of Hollywood Boulevard between La Brea Avenue on the west and the 101 Freeway on the east and between Yucca Street and Franklin Avenue on the north and Hawthorn Avenue and Selma Avenue on the south. All property within the approximate boundaries described above are included in the Hollywood Entertainment District BID.

There are 682 parcels owned by 343 stakeholders in the proposed District. The map included in the District's Management District Plan gives sufficient detail to locate each parcel of property within the proposed District.

Sec. 8. IMPROVEMENTS AND ACTIVITIES. The City Council hereby declares that the proposed activities and improvements to be funded by the levy of assessments on property within the District are detailed in the Management District Plan. They include, but are not limited to, safety and cleaning programs, communication, marketing and development programs, special projects, advocacy and administration.

Sec. 9. ANNUAL ASSESSMENTS AND DURATION. The District's total assessment for ten (10) years is estimated to be \$39,213,881. The District's total annual assessment for the first year is estimated to be \$3,420,647. Annual assessments for subsequent years may be adjusted by a percentage rate not to exceed three percent (3%) of the previous year's rate. It is proposed that the District be established for a ten-year period. The District will not issue bonds.

Sec. 10. COLLECTION OF ASSESSMENTS. The City Council hereby declares that to the extent possible, assessments shall be collected at the same time and in the same manner as County ad valorem property taxes and shall be subject to all laws providing for the collection and enforcement of assessments. For properties that do not appear on the County tax rolls or for assessments for any years in which the City is unable to transmit the assessment information to the County in sufficient time for the County to collect the assessments with the County ad valorem property taxes, the City Clerk may bill and collect the assessments by mailing assessment notices (Statement of Assessment Due) to each property owner within the District at the address shown on City records. Assessments billed by the City Clerk are due 45 calendar days after the Statement of Assessment Due.

Sec. 11. NOTICE, PROTESTS AND HEARING PROCEDURES. The City Clerk shall follow the notice, protest, and hearing procedures prescribed in the Proposition

218 Omnibus Implementation Act (California Government Code, Section 53750 et seq.).

**Sec. 12. PUBLIC HEARING.** The City Council will hold a public hearing to determine whether to establish the District and levy assessments on SEP 02 2008 at 10:00 a.m., or as soon thereafter as City Council business permits, and on any hours and days for continued hearing as ordered by the City Council, in the John Ferraro Council Chamber, Room 340, City Hall, 200 North Spring Street, Los Angeles, California 90012. At the hearing, all interested persons will be permitted to present written or oral testimony, and the City Council will consider all objections or protests to the proposed assessment.

**Sec. 13. NOTICE TO RECORD OWNERS.** The City Clerk shall give notice of the public hearing, in the manner specified in Government Code Section 53753, to the record owner of each parcel subject to the levy of an assessment. The notice shall be given at least 45 days before the public hearing date and shall specify that the public hearing will be to determine whether the City Council will establish the District and levy assessments.

**Sec. 14. TABULATION OF ASSESSMENT BALLOTS.** At the conclusion of the public hearing, the City Clerk shall tabulate all assessment ballots that have been submitted and not withdrawn. To be included in the tabulation, assessment ballots must be received by the City Clerk either at the address indicated in the notice required by Government Code Section 53753 or at the site of the public hearing prior to the conclusion of the public hearing. The City Clerk will certify the results of the tabulation to the City Council during its meeting on SEP 03 2008 at 10:00 a.m., or as soon thereafter as City Council business permits, in the John Ferraro Council Chamber, Room 340, City Hall, 200 North Spring Street, Los Angeles, California 90012.

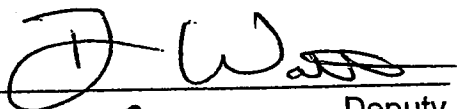
**Sec. 15. MAJORITY PROTEST.** If there is a majority protest against the imposition of the assessment, the City Council will not impose the assessment. A majority protest will exist if the assessment ballots submitted, and not withdrawn, in opposition to the proposed assessment exceed the assessment ballots submitted, and not withdrawn, in its favor, weighting those assessment ballots by the amount of the proposed assessment to be imposed upon the identified parcel for which each assessment ballot was submitted.

**Sec. 16. AMENDMENT TO ENABLING STATUTE.** The properties and businesses within the District established by this Ordinance shall be subject to any amendments to the Property and Business Improvement District Law of 1994 (Division 18, Part 7, Streets and Highways Code, State of California).

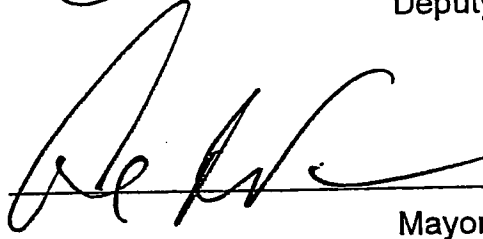
Sec. 17. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that the foregoing ordinance was introduced at the meeting of the Council of the City of Los Angeles JUN 27 2008, and passed at it's meeting of JUL 08 2008.

KAREN E. KALFAYAN, City Clerk

By   
Deputy

Approved JUL 08 2008

  
Mayor

Approved as to Form and Legality

ROCKARD J. DELGADILLO, City Attorney

**CHRISTY NUMANO-HIURA**

By 

Deputy City Attorney

Date 6-18-08

File No. 08-0962

## **PROCEDURES FOR COMPLETION, RETURN, AND TABULATION OF THE ASSESSMENT BALLOT**

The property owner should complete the attached assessment ballot. An explanation of who may complete the assessment ballot on behalf of the property owner is provided.

To complete the assessment ballot process, property owners must complete the following steps.

- Verify that the parcel number(s), legal owner's name, legal owner's address, and site address listed on the assessment ballot are correct. If any of these items are not correct, please contact this office at (213) 978-1099.
- Review the two assessment ballot options to approve or disapprove the Hollywood Entertainment District PBID assessment.
- Mark your option to approve or disapprove of the proposed assessment.
- Sign the assessment ballot.
- Place the completed assessment ballot in the secrecy envelope and place the secrecy envelope in the return envelope.
- Submit return envelope with assessment ballot inside to the City of Los Angeles.

**Assessment ballots may be submitted in the following manner:**

- By Mail: 200 N. Spring Street Room 224, Los Angeles CA 90012
- By Facsimile: (213) 978-1130
- In Person: John Ferraro Council Chamber, Room 340, City Hall. 200 N. Spring Street, Los Angeles California, 90012. Please note: Ballot must be submitted prior to the close of the public hearing scheduled to consider this matter. The date, time, and place of the hearing are included in the accompanying hearing notice.

Ballots will be weighted according to the financial obligation of the owners of the affected properties.

## **WHO MAY COMPLETE THE ASSESSMENT BALLOTS**

1. If the property is owned by an individual, the individual may sign.
2. If the property is owned by a corporation, the ballot may be signed for the corporation by any officers pursuant to Corporations Code section 313 (i.e., signed by the Chairman of the Board, President, or Vice President and the Secretary, any Assistant Secretary, the Chief Financial Officer or any Assistant Treasurer) or pursuant to the corporate by-laws or by resolution of the corporation's Board of Directors.
3. If the property is owned by a partnership, any general partner may sign.
4. If two or more persons own the property as tenants-in-common, any one tenant-in-common may sign for all.
5. If two or more persons own the property in joint tenancy, any one joint tenant may sign for all.
6. If a property is held by a husband and wife as community property, both must sign the assessment ballot.

In the event that more than one of the record owners of an identified parcel submits an assessment ballot, the amount of the proposed assessment to be imposed upon the identified parcel shall be allocated to each ballot submitted in proportion to the respective record ownership interests or, if the ownership interests are not shown of record, as established to the satisfaction of the agency by documentation provided by those record owners. (Government Code section 53753(e)(l))

# **MANAGEMENT DISTRICT PLAN**

**for the renewal of the**

## **Hollywood Entertainment District Property and Business Improvement District**

**Prepared pursuant to the State of California  
Property and Business Improvement District Law of 1994  
and Article XIII D of the California Constitution  
to renew a property and business improvement district (PBID)  
in Hollywood, California for the period 2009 – 2018, by the  
Hollywood Entertainment District Business Improvement District  
Renewal Committee**

**June 16, 2008  
FINAL**

**Hollywood Entertainment District  
Management Plan  
2009 – 2018**

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**Hollywood Entertainment District  
Management District Plan  
2009 – 2018**

**TABLE OF CONTENTS**

<b>I.</b>	<b>Executive Summary . . . . .</b>	<b>3</b>
<b>II.</b>	<b>Formal Boundaries and Map . . . . .</b>	<b>7 - 10</b>
<b>III.</b>	<b>Assessment Methodology . . . . .</b>	<b>11</b>
<b>IV.</b>	<b>Time and Manner of Collecting Assessments . . . . .</b>	<b>12</b>
<b>V.</b>	<b>District Governance and Management . . . . .</b>	<b>12</b>
<b>VI.</b>	<b>Program and Budget . . . . .</b>	<b>13</b>
<b>VII.</b>	<b>Assessment Roll . . . . .</b>	<b>23</b>

***Appendix A: Engineer's Report Prepared by MuniFinancial***

***Appendix B: Public Parcel List***

## I. EXECUTIVE SUMMARY

### PETITION FOR THE ORGANIZATION OF THE HOLLYWOOD ENTERTAINMENT DISTRICT PROPERTY AND BUSINESS IMPROVEMENT DISTRICT WITHIN THE CITY AND COUNTY OF LOS ANGELES

**Introduction:** As a result of the efforts of the Hollywood Entertainment District BID Renewal Steering Committee, this Management District Plan is presented for consideration by the property owners within the District to seek their support for the organization of said District in accordance with the provisions of the Property and Business Improvement District Law of 1994, Streets and Highways Code Section 36600 *et. seq.*, hereinafter referred to as "State Law." This is the Management District Plan required by Section 36622, and is proposed to improve and convey special benefits to properties located within the boundaries of the Hollywood Entertainment District.

**Name:** The name of the proposed district shall be the Hollywood Entertainment District Property and Business Improvement District, hereinafter referred to as the "District."

**Location:** The proposed District is located in the Hollywood community in the city of Los Angeles. The boundaries of the proposed District are expanded slightly from the current District. Generally, the District spans Hollywood Boulevard bounded by the 101 Freeway on the east to La Brea Avenue on the west. Northern boundaries include the center line of Yucca, and the north side of Yucca, and southern boundaries include the center line of Hawthorn and Selma. A map of the proposed boundaries and expansion areas is appended to the Executive Summary. A detailed map outlining the north and south boundaries, and delineating areas of expansion from the current District, is included within the Executive Summary (page 6).

**History:** The Hollywood Entertainment District (HED) has been in place since September, 1996, when the first District (also referred to as HED Phase I) was formed by the Los Angeles City Council. That district expired in 2001. A neighboring district (HED Phase II) was formed in 1998, and also expired in 2001. The two adjacent Districts united into one HED, which was renewed for the period 2002 – 2003. Renewed again for five years, (2004 – 2008), the HED is nearing the end of its term. This proposed Management District Plan contemplates a slightly expanded District for the period 2009 – 2018.

**Services:** The District will fund improvements and activities authorized under the Law. There are six basic categories of special benefit services that will be funded with this assessment district:

1. Safety and Security
2. Maintenance and Streetscape
3. Special Projects: District-wide Improvements, Marketing and Consulting
4. District Management, Policy Development and Administration
5. Contingency/City Fees/Reserve for Non-pay
6. Alley Services

**Hollywood Entertainment District  
Management Plan  
2009 – 2018**

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The goal of all services outlined in this Management District Plan are specifically intended to benefit property owners within the boundaries of this district through increased commerce, business attraction and retention, increased property rental income, and through enhanced overall safety and image.

Please refer to Section VI for a detailed description of the services to be provided.

**City Services:** The services, facilities and improvements to be provided by the Hollywood Entertainment District PBID are not intended to duplicate or supplant the services, facilities and improvements provided by the City of Los Angeles within the District boundaries. The Hollywood Entertainment District PBID is being established to provide enhanced or otherwise unavailable services, facilities and improvements within the boundaries of the Hollywood Entertainment District PBID.

**Budget:** The proposed first year budget for the District is \$3,420,647. The detailed District budget is included in Section VI of this Plan.

**Method of Financing:** The basis of funding shall be through special benefit assessments levied on real properties that will benefit within the District. The State Law and State Constitution Article XIII D require that special assessments be levied according to the special benefit each parcel receives from the improvements. In order to match assessment rates to benefits, three zones of benefit have been created within the proposed District. The zones of benefit have been created due to the different type and frequency of special benefits that will be delivered to each of the respective areas.

Linear street frontage will comprise approximately 59 percent of the assessment revenue.

Building area will comprise approximately 28 percent of the assessment revenue.

Land area will comprise approximately 13 percent of the assessment revenue.

In addition to the core property characteristics (street frontage, building area, land area) that comprise the assessment formula for all parcels in the district, a subset of parcels will be considered part of an alley zone. Properties which front an alley will be assessed at the Zone A rate, in addition to their basic assessment rate (Zone 1, 2 or 3), provided they are accessible to District services. For a property to be considered inaccessible, the parcel owner must provide a verifiable legal city permit (e.g., revocable permit or similar legal instrument) that authorizes a barrier, gate or private use. Such permit will cause that parcel's inaccessible alley frontage to be removed from the assessment for the length of the legal term.

This specially permitted alley frontage will not be assessed because the city's permit process delineates specific conditions and maintenance by the permit holder/property owner that would prevent this footage from benefiting from the District's planned services.

**Hollywood Entertainment District  
Management Plan  
2009 – 2018**

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The assessment formula, zones of benefit and methodology are described more fully in the Engineer's Report, which is appended to this document. However, for the first year, the maximum allowable rates will be as follows:

	Zone 1	Zone 2	Zone 3	Zone A
Street Frontage	38.22	31.60	27.32	
Land Area	0.0681	0.0610	0.0533	
Building Area	0.1001	0.0847	0.0754	
Alley frontage*				11.78

\*Note: In instances where a Zone 1, 2, or 3 parcel also falls within a Zone A alley designation, the additional alley assessment will apply.

**Adjustments of Assessment Formula:** Subject to a decision by the Owners Association, the assessment rate applied to each of the property dimensions (front footage, building area, land area, alley frontage) may be adjusted annually to reflect the Los Angeles-Riverside-Orange County area Consumer Price Index for All Urban Consumers (CPI-U) at a rate not to exceed three percent (3%).

Further, as a result of continued development, the District may experience the addition or subtraction of assessable street frontage, land area, building area, and/or alley footage for parcels included and assessed within the BID boundaries. The modification of parcel improvements assessed within the District may result in an increase or decrease in the amount of total assessment for these parcels. In future years, the assessments for the special benefits bestowed upon the included BID parcels may change in accordance with the assessment methodology formula listed in this Management District Plan and Engineer's Report, provided the assessment formula does not increase, other than through a CPI-U adjustment, mentioned above. For example, as anticipated new development results in the addition of new assessable building area square footage during the lifespan of this BID, the Owners Association may elect to decrease the building area rate for all properties in the District. If the assessment formula changes, then a Proposition 218 election will be required to approve the formula modification.

**Bonds:** The District will not issue bonds.

**District Governance and Management:** The city of Los Angeles will enter into a contract with an Owners Association to manage the District. The Owners Association will review District budgets and policies annually, within the limits of the Management District Plan. Annual and quarterly reports will be filed with the City.

**Duration:** As required by State Law, the District will have a set term. The District's term will be January 1, 2009 through December 31, 2018. At the end of this period, the District may be renewed pursuant to State Law.

# Hollywood Entertainment District Boundaries 2009 - 2018

This map illustrates the boundaries of the Hollywood Entertainment District for the period 2009-2018. The district is shaded in dark gray, while expansion areas are shaded in a lighter gray. The map includes major thoroughfares such as Hollywood Blvd., Sunset Blvd., Franklin Ave., and Highland Ave. Numerous smaller streets are also labeled, including Vine St., Gower St., and Bronson Ave. A legend in the bottom right corner clarifies the shading: dark gray for the core district (2004-2008) and light gray for expansion areas. A north arrow is positioned to the right of the legend. The map is titled 'Hollywood Entertainment District Boundaries 2009 - 2018' at the top.

**Hollywood Entertainment District Boundaries  
2009 - 2018**

**Legend:**

- = Hollywood Entertainment District 2004-2008
- = Hollywood Entertainment District Expansion Areas

**Map Not Drawn to Scale**

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**II. FORMAL BOUNDARIES**  
**(See map on page 10 for reference points)**

The Hollywood Entertainment District Business Improvement District includes all property within the boundaries formed by the following description.

Starting at the intersection of La Brea Avenue and the centerline of the alley directly behind the property at 7080 Hollywood Boulevard (Reference Point #1), proceed east to the western boundary of the Hollywood Roosevelt Hotel. Proceed south along the western boundary of the hotel to the centerline of Hawthorn Avenue.

Proceed east along the centerline of Hawthorn Avenue to the centerline of Highland Avenue. Proceed south along the centerline of Highland Avenue to the centerline of Selma Avenue.

Proceed east along the centerline of Selma Avenue to the centerline of Vine Street. Proceed south along the centerline of Vine Street to the southern property line of 1540 Vine Street (Reference Point #2). Proceed east to the centerline of Argyle Avenue. Proceed north along the centerline of Argyle Avenue to the centerline of Selma Avenue. Proceed east along the centerline of Selma Avenue to the centerline of Gower Street.

Proceed north along the centerline of Gower Street to the southern property line of 6060 Hollywood Boulevard (Reference Point #3). Proceed east along the southern property lines from 6060 Hollywood Boulevard across Bronson Avenue to the east property line of Parcel 5545-004-016, which borders the embankment of the 101 Freeway (Reference Point #4).

Proceed north to the northern property line of 5873 Hollywood Boulevard (Reference Point #5). Proceed west along the northern property lines from 5873 Hollywood Boulevard, across Bronson Avenue and Gower Street, to the eastern property line of 6140 Carlos Avenue (Reference Point #6). Proceed north along the eastern property line of 6140 Carlos Avenue to the centerline of Carlos Avenue.

Proceed west along the centerline of Carlos Avenue to the eastern property line of 1750 Argyle Avenue (Reference Point #7). Proceed north along the eastern property lines of the property at 1750 Argyle Avenue and 6210 Yucca Street (Reference Point #8) to the centerline of Yucca Street. Proceed west about 100 ft. along the centerline of Yucca Street to the eastern property line of 1800 Argyle Avenue (Reference Point #9). Proceed north along the eastern boundary of 1800 Argyle Avenue. Proceed west across Argyle Avenue to the northern property line of the DWP building (Reference Point #10).

Proceed west along the northern property lines to the property at 6423 Yucca Street (Reference Point #11). Proceed south along the western property line of 6423 Yucca Street to the centerline of Yucca Street.

**Hollywood Entertainment District  
Management Plan  
2009 – 2018**

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Proceed west along the centerline of Yucca Street to the eastern property lines of 1754 Highland Avenue (Reference Point #12). Proceed north to include 1786 Highland Avenue (Reference Point #13). Proceed northwest across Highland Avenue to include 1900 Hillcrest Road (Reference Point #14). Proceed west along the northern property line of 1900 Hillcrest Road then south to the centerline of Franklin Avenue.

Proceed south along the western property line of 1787 Highland Avenue (Reference Point #15) to the northern property line of the property at 6801 Hollywood Boulevard (Reference Point #16). Continue west along the northern property line of the Hollywood and Highland center, (Reference Point #17), to the centerline of Orange Drive. Proceed south along the centerline of Orange Drive to the northern property line of the Peterson Building at 7001 Hollywood Boulevard (Reference Point #18).

Proceed west along the northern property lines of 7001 Hollywood Boulevard across North Sycamore Avenue and El Cerrito Place to the centerline of La Brea Avenue. Proceed south along the centerline of La Brea Avenue to the centerline of the alley behind 7080 Hollywood Boulevard.

### **Boundary Rationale**

**Eastern Boundary:** The Hollywood Freeway serves as a natural boundary for the east end of the District along Hollywood Boulevard, east of Bronson Avenue. Prior to 2009, Gower Street served as the eastern boundary of the District for eight years, separating an historic commercial zone in Hollywood from a low density commercial zone and residential neighborhood.

**Western Boundary:** The center line of La Brea Avenue serves as the western boundary, along Hollywood Boulevard. This boundary has existed for 11 years, and the width of La Brea Avenue creates a natural barrier from the historic gateway to Hollywood, and ensures that the parcels to the west do not receive benefit from District services.

**Southern Boundary:** Hollywood Boulevard, from LaBrea Avenue to Orange Drive, includes just the first commercial parcel along the south side of the Boulevard, and does not incorporate multi-family residential buildings that have not been part of the District since the District was first created in 1996. Further, the Roosevelt Hotel parcel, thought extending the length of the city block, has no access (either pedestrian or vehicular) off of Hawthorn Avenue. From Orange Drive to Highland Avenue, the boundary incorporates the commercial properties one parcel-width deep, that front Hollywood Boulevard, as well as the parcels, fronting Hawthorn Avenue, that serve as public access and/or parking for the adjacent Hollywood Boulevard properties. Immediately south of the boundary line is Hollywood High School, which spans a full city block and is not included within the District.

In the center of the District, the southern boundary is Selma Avenue, extending from Highland Avenue to Gower Street. From Highland Avenue to Cassil Place, Selma Avenue separates the commercial area from a residential area. At Cassil Place, extending to Gower Street, Selma

**Hollywood Entertainment District  
Management Plan  
2009 – 2018**

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Avenue represents the northern boundary of the Sunset and Vine BID, with the exception of the parcel at the SW corner of Vine and Selma which was historically included in the HED boundaries (2004-2008) and was assessed for sidewalk maintenance. From Gower Street to the Hollywood Freeway, the District spans the first commercial parcel on the south side of Hollywood Boulevard.

**Northern Boundary:** Moving east from La Brea Boulevard along Hollywood Boulevard, the boundaries incorporate one parcel north until Orange Drive, where the boundary line extends further north to include the parcels that encompass the Hollywood and Highland center – a self-contained assembly of parcels that are primarily accessible from Hollywood Boulevard and Highland Avenue.

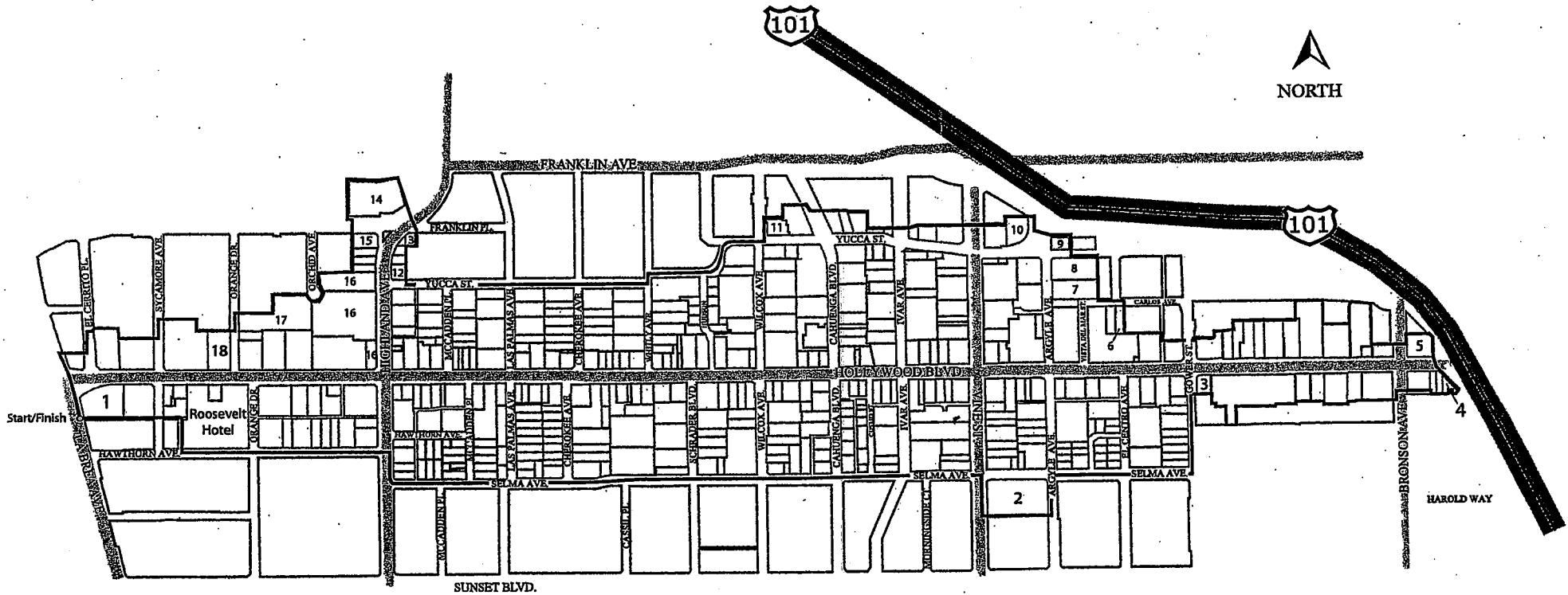
Along Highland Avenue, north, the District includes the parcel at the NW corner of Franklin Avenue and Highland Avenue and the parcel at the SE corner of Franklin Place and Highland Avenue due to the nature of the terrain, existing traffic barriers and median, and the limited pedestrian access to the parcel at the NE corner of Franklin Place and Highland Avenue. The commercial properties at this intersection serve as a natural gateway to the District and are distinguishable from the residentially-zoned properties immediately east of Highland Avenue, north of Yucca Street.

Along Yucca Street, heading east from Highland Avenue, the centerline serves as the barrier until the NE corner of Yucca Street and Wilcox Avenue, owing to the residential neighborhood that characterizes the area north of Yucca Street. Starting at the NE corner of Yucca and Wilcox, heading east, the boundary incorporates parcels fronting Yucca Street on the north side to the NE corner of Argyle Avenue and Yucca Street. This area north of Yucca represents a commercial strip. At the NE corner of Yucca Street and Argyle Avenue, heading south, the boundary incorporates commercial and multi-family residential parcels leading to Hollywood Boulevard.

Heading east, from the NE corner of Argyle Avenue and Hollywood Boulevard, the northern boundary of the District incorporates commercial parcels and excludes the single family residential neighborhood surrounding Carlos Avenue, just west of Gower Street. From Gower Street to the Hollywood Freeway, the District spans the first commercial parcel on the north side of the freeway.

Boundary Map and Reference Points

Hollywood Entertainment District, 2009-2018



Featured Parcel Key:

- |                         |                              |                              |
|-------------------------|------------------------------|------------------------------|
| 1) 7080 Hollywood Blvd. | 8) 6210 Yucca St.            | 15) 1787 North Highland Ave. |
| 2) 1540 Vine St.        | 9) 1800 Argyle Ave.          | 16) 6801 Hollywood Blvd.     |
| 3) 6060 Hollywood Blvd. | 10) Parcel 5546-033-900      | 17) Parcel 5548-004-039      |
| 4) Parcel 5545-004-016  | 11) 6423 Yucca St.           | 18) 7001 Hollywood Blvd.     |
| 5) 5873 Hollywood Blvd. | 12) 1754 North Highland Ave. |                              |
| 6) 6140 Carlos Ave.     | 13) 1786 North Highland Ave. |                              |
| 7) 1750 Argyle Ave.     | 14) 1900 Hillcrest Rd.       |                              |

- Hollywood Entertainment District Boundary(2009-2018)
- Parcels Mentioned in Boundary Description

\* Larger scale copies of this map are available at the Administrative Office of the Owners Association

### **III. ASSESSMENT METHODOLOGY**

Assessment law provides that the expenses of a business improvement district shall be allocated in proportion to the benefit received by each parcel. In addition, Article XIID of the California Constitution requires that a parcel's assessment may not exceed the reasonable cost of proportional special benefit conferred on that parcel. Article XIID provides that only special benefits are assessable and that a special benefit is a particular and distinct benefit over and above general benefits conferred on real property or the public at large. The assessment methodology outlined in the Engineer's Report, appended to this document, represents the Steering Committee's and Engineer's determination, honed by several years of experience delivering special services to District parcel owners, of a fair and equitable system of apportioning assessments in relation to the special benefits received by parcel owners.

The cost of providing the authorized services to the properties within the boundaries of the district will be funded by the levy of assessments on those properties, and will be apportioned to them on the basis of their special benefit received, as outlined in the Engineer's Report. For a complete and detailed description of the special benefit rationale, and the assessment formula, please refer to the Engineer's Report included as Appendix A.

#### **Disestablishment**

State law provides for the disestablishment of a Business Improvement District pursuant to an annual review process. Each year that the District is in existence, there will be a 30-day period during which the property owners will have the opportunity to request disestablishment of the District. This 30-day period begins each year on the anniversary day that the District was first established by City Council.

Within that 30-day period, if a written petition is submitted by the owners of real property who pay 50 percent (50%) or more of the assessments levied, the Business Improvement District may be disestablished. The City Council will hold a public hearing on disestablishing the District prior to actually doing so.

#### **Termination of BID Services**

In the event the Hollywood Entertainment District ends, as a result of the disestablishment process, or through its natural expiration in 2018, funds will be set aside in the final year of its operation to remove equipment, street furniture, trash receptacles and other elements for which there would no longer be a caretaker. The purpose is to avoid creating a burden upon the city for maintenance of BID-financed elements in the public-right-of-way.

#### IV. TIME AND MANNER OF COLLECTING ASSESSMENTS

As provided by State law, the District assessment will appear as a separate line item on annual property tax bills prepared by the County of Los Angeles. The Los Angeles City Clerk's office will direct bill any property owners whose special assessment does not appear on the tax rolls.

The assessments shall be collected at the same time and in the same manner as for the ad valorem property tax paid to the County of Los Angeles. These assessments shall provide for the same lien priority and penalties for delinquent payment as is provided for the ad valorem property tax.

However, assessments may be billed directly by the City for the first fiscal year of operation and then by the County for all subsequent years. Any delinquent assessments owed for the first year will be added to the property tax roll for the following year. The "property owner" means any person shown as the owner/taxpayer on the last equalized assessment roll or otherwise known to be the owner/taxpayer by the City.

#### V. DISTRICT GOVERNANCE AND MANAGEMENT

Consistent with business improvement district (BID) legislation throughout the nation, California's "Property and Business Improvement District Law of 1994" establishes a BID governance framework that allows property owners who pay assessments to determine how the assessments are used. This Management District Plan may be subject to changes if required by the state of California or the city of Los Angeles. Presently, the following components are required within a BID's governing structure:

(A) **City Council:** Following the submission of petitions from property owners representing more than 50% of the assessments to be paid, several public hearings/meetings and the return of mail ballots documenting a majority, weighted by assessment, in favor of the assessment, the City Council may adopt an ordinance to establish the BID. The District will have a ten-year life, and the first assessments for the 2009 calendar year will appear on the October, 2008 tax bill. The District will end in 2018, unless it is renewed by the property owners.

(B) **Management Organization:** To deliver day-to-day services, the city of Los Angeles will enter into a contract with a private sector management organization, referred to herein as the "Owners Association." The management organization implements the programs and is financed in part by proceeds from BID assessments. If the management organization does not perform and provide a level of service that is acceptable to the City Council then the contract may be terminated and an alternative management organization can be selected.

## **VI. PROGRAM AND BUDGET**

The Steering Committee for BID Renewal worked on a proposed budget for the new BID and relied upon the historical information gathered from managing the District dating back to its formation in 1996. The budget for the first year is established at \$3,420,647 and each year *may* be adjusted, subject to the direction of the Owners Association, to reflect annual changes in the Los Angeles-Riverside-Orange County area Consumer Price Index for all urban consumers (CPI-U), or 3%, whichever is less.

All of the improvements and activities detailed below are provided only within the boundaries of the District and provide special benefit solely to the property owners within the proposed District. Inasmuch as all services will be provided to the properties within the District boundaries, and no services will be provided outside the District boundaries, any potential general benefits are intangible and not quantifiable.

All benefits derived from the assessments outlined in the Management District Plan are for services directly benefitting the property and business owners within this specialized district and support increased commerce, business attraction and retention, increased property rental income, and enhanced overall safety and image within this commercial core. All services, projects, promotions, security, maintenance, and professional and administration services are provided solely to properties within the district to enhance the image and viability of properties and businesses within the Hollywood Entertainment District BID boundaries and are designed only for the direct special benefit of the assessed commercially zoned properties in the BID. No services will be provided to non-assessed parcels outside the BID boundaries.

### **Budget Categories**

The Budget and Program Summary, which appears at the end of this section (page 20), details the allocation of funds according to budget category. The Owners Association will be vested with the responsibility to enter into contracts with service providers and consultants, hire staff, and manage the day-to-day affairs of the BID. The Owners Association will have the ability to make adjustments to the budget categories as the needs of the District so dictate, and in accordance to the terms and conditions outlined in the contract between the Owners Association and the city of Los Angeles.

What follows is a general description of the types of services to be delivered according to each budget category:

#### **A. Safety and Security Services**

**General objective:** A safe District is a prerequisite to quality of life for the District stakeholders, economic vitality and future business growth. It is the intent of the BID assessment payers to contribute to programs, services, initiatives, equipment (e.g., cameras, lighting, etc.) and organizations which promote safety and security only for those properties within the boundaries of the District.

**Specific program and service components:** Resources will be earmarked to contract or hire a security team, which will patrol the entire BID and will be responsible for coordinating the District's activities with the Hollywood Division of the Los Angeles Police Department (LAPD), the Los Angeles County Sheriff's Metro Patrol, and the City Attorney's office to deter crime, initiate citizen's arrests when necessary, warn and advise trespassers and panhandlers, and respond to visitor inquiries. The team may either be armed, or unarmed, depending upon the needs of the District, as defined by the Security Committee and the Board of Directors. Among other services, this budget item covers deployment of officers, office space, training, overtime, court pay, vehicles and homeless services outreach. Security services are available throughout the entire District equally on a "call for service" basis, but foot patrols will provide differential levels of coverage to the three zones of benefit.

#### **B. Maintenance and Streetscape**

**General Objective:** A clean, well maintained and attractive business district promotes safety, enhances quality of life for the District stakeholders and contributes to an improved business climate. It is the intent of the BID assessment payers to contribute to programs, services, initiatives, equipment and organizations which promote the cleanliness, attractiveness and aesthetic character only for those properties within the boundaries of the District.

**Specific program and service components:** Resources will be earmarked to contract with a maintenance vendor and/or hire staff who will provide services – street sweeping, sidewalk sweeping and pressure washing, Walk of Fame star polishing, gutter and storm drain cleaning, landscape services, tree trimming, graffiti removal and sticker removal, trash removal and related services only for those properties within the boundaries of the District.

Monies may be set aside each year to pay for special capital improvements, infrastructure repair (e.g., Star Trackers, palm tree lights, stage lights), new street furniture (e.g., trash receptacles, benches), holiday decorations and similar improvements. These improvements will benefit only the assessment-paying parcels in the District by improving the aesthetics of the area which attracts business and customers. These are services and or repairs that are not otherwise provided by the city of Los Angeles.

#### **C. Special Projects: District-wide Improvements, Marketing and Consulting:**

**General Objective:** To capitalize on the identity of the District in the heart of Hollywood, and to optimize public awareness of the District, it is important to undertake activities to promote the District as a whole. It is the intent of the BID assessment payers to contribute to programs, services, initiatives, equipment, District-serving infrastructure (e.g., pedestrian amenities, street furniture,

wayfinding and parking signage, etc.) and organizations which promote the District as a place to live, visit, shop, work, worship, invest and be entertained for the sole benefit of the properties in the District.

**Specific Program and Service Components:** Resources may be earmarked to contract or hire professional consulting services to assist with pressing issues facing the property owners in the District. The Owners Association, with input from the property owners, will determine each year how these funds should be allocated. The types of consulting services contemplated include: marketing, media relations, event planning, public relations guidance, economic development, retail recruitment, grant writing, and BID renewal (in the final year of the BID 2017-18).

Funds may be also utilized to match grant proceeds, or for "district branding" opportunities, such as pole banners, logos, and wall maps; promotional materials, including advertising, maps, visitors' guides, press releases; maintenance of District website; annual economic benchmarking research, and similar projects. In the new BID, overtures may be made to potential corporate sponsors to attract new (non-assessment) revenues to leverage the marketing activities of the BID.

#### **D. District Management, Policy and Administration:**

**General Objective:** A well-managed District optimizes the use of the assessment payer funds, through effective vendor selection and contract management, excellent communications with stakeholders, valuable advocacy on behalf of property owner interest, effective board and committee coordination and sound fiscal management. District management, advocacy and administration will only benefit businesses and property within the District boundaries by attracting business and customers.

**Specific Program and Service Components:** Administrative funds are allocated to pay for the following items: office expenses, legal, telephone/internet access, accounting services, business meals, travel, insurance (workers comp, general liability and directors/officers liability), dues/subscriptions, equipment/furniture, rent, and database maintenance. Personnel expenses are earmarked for staff persons, payroll taxes and benefits. The administrative office – in addition to coordinating all affairs of the Owners Association, and complying with all contractual obligations to the city of Los Angeles in the management of a BID – also will serve as the "voice" of the property owner to the community, the media and government policymakers.

For example, staff advocacy on behalf of property owners interests on issues affecting the entire district may include, but not be limited to: municipal service levels; law enforcement and public safety; street, sidewalk and sanitation

services; enforcement of existing municipal code; traffic congestion relief and related policies related to parking, valet parking, taxi and shuttle access; tax relief; protection of rights of property owners to form and guide business improvement districts, and other related matters as determined by the Owners Association.

#### **E. Contingency/City Fees/Reserve:**

- **Contingency:** A non-earmarked reserve category has been designated to meet special needs arising each year related to security, maintenance, streetscape, special projects or marketing needs.
- **City Fees:** Additionally, each year the BID must pay administrative fees to the city of Los Angeles, which are estimated at less than one (1) percent of the assessment revenues.
- **Reserve for non-payment:** Each year, a small percentage of parcel owners do not pay their assessment to the BID. Eventually, these funds do accrue to the BID, either at the time of property transfer (when all outstanding fees, taxes and assessments are collected) or upon the county of Los Angeles initiating a tax auction to recover delinquent taxes and assessments. If the funds are collected during the life-span of the BID, they are included in operating capital. If they accrue after the BID expires, they accrue to a Special Projects Account. The Steering Committee is recommending setting aside a two percent budget category each year to account for delinquencies.

#### **F. Alley Services**

**General Objective:** To undertake a district-wide alley maintenance, patrol and planning function designed to further the District's vision for a safe and clean system of pedestrian-accessible alleys. Alley services will solely benefit businesses and property within the boundaries of the District in order to support property owners within the District and attract increased customer usage.

**Specific Program and Service Components:** In the Hollywood Entertainment District, there are approximately 11,455 assessable linear feet of alleys. There are three types of alleys: (a) private alleys; (b) public alleys; and (c) easements. In the proposed BID, the intent is to provide services to those properties adjacent to the alleys in order to facilitate maintenance, improve public safety, and promote pedestrian access and improved functionality in the District. Properties which front an alley will be assessed, provided they are accessible to District services. For a property to be considered inaccessible, the parcel owner must provide a verifiable legal city permit (e.g., revocable permit or similar legal instrument) that authorizes a barrier, gate or private use. Such permit will cause

that parcel's inaccessible frontage to be removed from the assessment for the length of the legal term.

This specially permitted alley frontage will not be assessed because the city's permit process delineates specific conditions and maintenance by the permit holder/property owner that would prevent this footage from benefiting from the District's planned services. For example, property owners who hold revocable permits from the city of Los Angeles which allow the temporary privatization of an alley may request exemption from alley services by providing a letter, by certified mail, requesting removal of the assessment, accompanied by a copy of the permit. The letter must be received by the Owners Association by April 1 each year (commencing with 2009). In the event a certified letter request is not received by the April 1 deadline, the alley assessment will be levied against the adjacent property owners. The following types of services will be provided for the benefit of alley-adjacent owners:

**(1) Maintenance:** The District's maintenance vendor will provide graffiti abatement, trash and debris pickup (not to be confused with commercial trash hauling); and pressure washing. In situations where an alley may be gated or difficult to access, the property owner can make arrangements with the HED to access the alley for the services to be performed. This service is available to serve all properties adjacent to an alley, provided they are assessed in the alley zone.

**(2) Security:** The District's security vendor will patrol through the alleys throughout the course of their daily shifts, and will be available to respond to calls for service when incidents arise in an alley requiring the presence of security officers.

**(3) Service Coordination:** Staff or consultants hired by the Owners Association will be available to assist alley-adjacent property owners with special projects to enhance the aesthetic environment of the District. Special projects may include, but not be limited to:

- Assisting with unification of trash removal with a single commercial hauler, to obviate need for multiple redundant dumpsters in an alley;
- Exploring opportunities for property owners to coordinate on trash compactors in order to free alley space for pedestrian access and business use;
- Creation of special design strategies to improve lighting, landscaping, paving, furnishings, video surveillance and other public amenities to improve alley experience;
- Marketing and communicating to general public about accessible alleyways to promote walkability in alleys;
- Assisting with community problem solving to mitigate nuisances and other issues that arise in the District's alley system.

### Zones of Benefit

The District will be divided into four zones and services will be provided accordingly.

<b>Zone 1</b>	Hollywood Boulevard from La Brea to Gower. Vine Street from Yucca to Selma. Highland Avenue from Franklin Place to Selma. Cahuenga from Yucca to Selma.	Receives the highest level of service: more frequent pressure washing; frequent attention from day porters; more trash removal; highest visibility of security; more security cameras; annual tree trimming; more administrative and advocacy attention due to street closures, events and visible tourist and retail attention.
<b>Zone 2</b>	Yucca Street from Highland to Argyle. Argyle Avenue from Yucca to Selma. Ivar Avenue south of Hollywood Boulevard to Selma. Selma Avenue from Gower to Highland. Hollywood Boulevard from Gower to the 101 Freeway. Wilcox Avenue from Yucca to Selma.	Receives moderate service: less frequent pressure washing, less frequent attention from day porters and trash removal; moderate security foot patrol, occasional tree trimming, less intense advocacy and administrative demands due to moderate retail and tourist attention.
<b>Zone 3</b>	El Cerrito, La Brea from Hollywood Boulevard south to Hawthorn; Hawthorn from La Brea to McCadden; Sycamore, Orange, McCadden, Las Palmas, Cherokee, Whitley, Schrader, Hudson, Ivar Avenue north of Hollywood Boulevard (to Yucca), and Bronson.	Receives lowest level of service: occasional pressure washing; occasional attention from day porters; less trash receptacles; infrequent tree trimming; minimal advocacy and administrative demands due to minimal retail and tourist attention.
<b>Zone A</b>	Parcels adjacent to the District system of alleys. (Note: Parcels in Zone A are also in Zone 1, 2 or 3, as appropriate.)	Will receive periodic sweeping, pressure washing, graffiti abatement and debris removal in accordance with the budget afforded through assessment revenues received.

### Funds Accumulated from Prior BID Accounts

Additionally, funds that have accrued at the end of the 2004-2008 Hollywood Entertainment District will be placed in a **Special Projects Account**. The Owners Association can utilize this account to pay for one-time special expenses, capital improvements and infrastructure repairs solely within the boundaries of the 2004-2008 BID and not within areas where new parcels have been added as part of the 2009-2018 BID. The types of projects that are appropriate for this account include: trees and landscaping, lights and repairs to lights, street furniture, street

**Hollywood Entertainment District  
Management Plan  
2009 – 2018**

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festivals. The amount that will remain in reserve at the end of 2008 is not known at this date. However, it is estimated that the reserve at the end of the BID will be less than \$50,000. Additionally, delinquent assessments from the 2004-2008 tax years that are paid in the future will also accrue to this Special Projects Account.

**Dissolution or Renewal**

At the end of the ten-year period, if the BID is not renewed, the funds shall be returned to the existing parcel owners subject to procedures outlined in state law and the City's contract with the Owners Association. The current contract stipulates that if the District is discontinued, then the existing assets of the District shall become the property of the city and shall be used only (1) to pay the City any amount owed to it by the BID and (2) to disburse the remaining assets to the owners of assessed properties, apart from any expenses related to dissolving the District.

In the event the Hollywood Entertainment District ends, as a result of the disestablishment process, or through its natural expiration in 2018, funds will be set aside in the final year of its operation to remove equipment, street furniture, trash receptacles and other elements for which there would no longer be a caretaker. The purpose is to avoid creating a burden upon the city for maintenance of BID-financed elements in the public-right-of-way.

**Hollywood Entertainment District  
Management Plan  
2009 – 2018**

**Budget and Program Summary**

<b><u>A. Safety and Security Services – 49%</u></b> Deployment of officers (armed and/or unarmed), office space, training, overtime and court pay, vehicles, homeless outreach activities, video surveillance cameras and maintenance and related services.	\$1,593,041
<b><u>B. Maintenance and Streetscape- 26%</u></b> Daily service throughout the district including sidewalk pressure washing, street sweeping, trash and graffiti removal, landscape maintenance, storm drain cleaning, tree trimming and star polishing. Services are zone-specific. Also includes expenditures for ongoing maintenance of streetscape elements not maintained by city including Star Trackers, non-standard street/sidewalk lighting, trash receptacles, related sidewalk fixtures and holiday lights, unless funds are available through Special Projects accounts.	\$ 846,302
<b><u>C. Special Projects: District-wide Improvements, Marketing and Consulting - 3%</u></b> Supports services and/or professional consulting to promote and/or improve the aesthetic character of the entire District; services may include media relations; event planning; promotional materials; pole banners and District branding programs; wayfinding signage, pedestrian amenities, website development and maintenance and research.	\$ 109,522
<b><u>D. District Mgmt, Policy and Administration - 16%</u></b> Provides for office expense, legal, accounting, telephone, insurance, equipment, technical support, city fees, travel, meals, meetings, etc. Includes staff, payroll taxes, benefits.	\$ 524,708
<b><u>E. Contingency/City Fees/Reserve for Non-Pay - 6%</u></b> Reserve set aside for special needs arising each year relating to security, maintenance, streetscape, special projects or marketing needs. Includes annual administrative fee to city of Los Angeles and reserve for "non pay" of assessments.	\$ 212,074
<b>District Budget Subtotal for Zones 1, 2, and 3</b>	<b>\$3,285,647</b>
<b><u>F. Alley Services (applied to alley-adjacent properties only)</u></b> Assessment supports graffiti abatement, periodic pressure washing; bulky item pick-up; debris sweeping; and daily security patrols. Staff assistance provided to coordinate: enhanced city service delivery; trash consolidation plans, landscaping, lighting and design.	\$ 135,000
<b><u>District Budget Total</u></b>	<b>\$3,420,647</b>

**Hollywood Entertainment District  
Management Plan  
2009 – 2018**

**Hollywood Entertainment District  
Ten-Year Budget Projection**

I. Budget Item	2009		2010	2011	2012	2013	2014	2015	2016	2017	2018
A. Safety and Security Services	1,593,041	48.5%	1,640,832	1,690,057	1,740,759	1,792,982	1,846,771	1,902,174	1,959,239	2,018,017	2,078,557
B. Maintenance and Streetscape	846,302	25.8%	871,691	897,842	924,777	952,520	981,096	1,010,529	1,040,845	1,072,070	1,104,232
C. Special Projects: District-wide improvements, Marketing and Consulting	109,522	3.3%	112,808	116,192	119,678	123,268	126,966	130,775	134,698	138,739	142,901
D. District Management, Policy and Administration	524,708	16.0%	540,449	556,663	573,363	590,563	608,280	626,529	645,325	664,684	684,625
E. Contingency/City Fees/Reserve/Non-pay	212,074	6.5%	218,436	224,989	231,739	238,691	245,852	253,227	260,824	268,649	276,708
F. Subtotal	3,285,647	100.0%	3,384,216	3,485,743	3,590,315	3,698,025	3,808,965	3,923,234	4,040,931	4,162,159	4,287,024
G. Alley Overlay Zone	135,000		139,050	143,222	147,518	151,944	156,502	161,197	166,033	171,014	176,144
TOTAL	3,420,647		3,523,266	3,628,964	3,737,833	3,849,968	3,965,467	4,084,431	4,206,964	4,333,173	4,463,168

**Hollywood Entertainment District  
Management Plan  
2009 – 2018**

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**Note:** The District will endeavor to reduce and/or supplement budgeted expenditures through grants, donations, and prudent management practices. For the ten year term of the District, annual assessments may be adjusted by lesser of the annual increase in the Los Angeles-Riverside-Orange County area Consumer Price Index for All Urban Consumers (CPI-U) or three percent (3%) per year. Actual annual adjustments may range from zero percent (0%) to three percent (3%). The maximum assessment level is assumed above. Adjustments may differ from year to year depending on the service needs identified by the Owners Association.

The District Fiscal Year will be January 1 through December 31 of each calendar year. Contingency and cash flow reserve funds may be used in any fiscal year. Unexpended assessments or incomplete projects from one fiscal year may be carried forward and re-budgeted for subsequent fiscal years for any approved District purpose.

The budget may be further augmented as a result of continued development. The District may experience the addition or subtraction of assessable front footage, building area, parcel size and/or alley footage for parcels included and assessed within the BID boundaries. The modification of parcel improvements assessed within the District may result in an increase or decrease in the amount of total assessment for these parcels. In future years, the assessments for the special benefits bestowed upon BID parcels may change in accordance with the assessment methodology formula listed herein, provided the assessment formula does not increase, other than through a CPI adjustment, mentioned above.

**VII. ASSESSMENT ROLL  
HOLLYWOOD ENTERTAINMENT DISTRICT, 2009 - 2018**

A copy of the Assessment Roll is appended to the Engineer's Report in Appendix A.

# CITY OF LOS ANGELES



## HOLLYWOOD ENTERTAINMENT DISTRICT PROPERTY AND BUSINESS IMPROVEMENT DISTRICT RENEWAL

### APPENDIX A - ENGINEER'S REPORT

CALENDAR YEARS 2009 TO 2018  
(FY 2008/2009 TO 2017/2018)

Intent Meeting: June 17, 2008  
Public Hearing: August 5, 2008



#### *Corporate Office*

27368 Via Industria  
Suite 110  
Temecula, CA 92590  
Tel: (951) 587-3500  
Tel: (800) 755-MUNI (6864)  
Fax: (951) 587-3510

#### *Office Locations*

Anaheim, CA	Oakland, CA
Lancaster, CA	Phoenix, AZ
Los Angeles Regional Office	Sacramento, CA
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# ENGINEER'S REPORT AFFIDAVIT

## City of Los Angeles Hollywood Entertainment District Property and Business Improvement District

City of Los Angeles  
Los Angeles County, State of California

This Report describes the District and defines improvements, budget and method of assessment apportionment, and the parcels proposed to be levied for Fiscal Year 2008/2009 as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Los Angeles County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District. The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this 16 day of June, 2008.

MuniFinancial  
Assessment Engineer  
On Behalf of the City of Los Angeles

By: [Signature]

Chris Fisher  
Principal Consultant

By: [Signature]  
Richard Kopecky  
R. C. E. # 16742



## TABLE OF CONTENTS

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OVERVIEW.....	1
Introduction	1
District Formation	2
DESCRIPTION OF THE DISTRICT .....	3
District Boundary	3
Improvements and Activities	3
Benefit Analysis	6
Determination of Benefit Areas (Zones of Benefit)	7
METHOD OF APPORTIONMENT .....	12
Method of Apportionment Rationale	12
Assessment Formulas	16
Annual Assessment Adjustments	19
Disestablishment	19
DISTRICT BUDGET .....	20
Budget Categories	20
Budget for Zones 1, 2 and 3 and Alleys	21
BOUNDARY MAP .....	23
ASSESSMENT ROLL .....	26

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## OVERVIEW

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### INTRODUCTION

The City of Los Angeles ("City") formed and established the Hollywood Entertainment District Property and Business Improvement Assessment District ("District" or "HED") to provide improvements and activities that confer special benefits upon real property within the boundaries of the District. The District was established and levied pursuant to Property and Business Improvement District Law of 1994, Part 7 of Division 18 of the California Streets and Highways Code (the "Act") and the provisions of the California Constitution Article XIIIID ("Proposition 218"). Pursuant to the Act, property owners within the District submitted a signed petition requesting formation of the District. The initial Hollywood Entertainment District (also referred to as HED Phase I) was formed in September, 1996, and that district expired in 2001. A neighboring district (HED Phase II) was formed in 1998, and it also expired in 2001. HED Phase I and HED Phase II were united into one district, which was renewed for the period from 2002-2003. Most recently, the District was successfully formed (renewed) for a term of five years, for Calendar Years 2004-2008 (Fiscal Years 2003/2004 through 2007/2008) and a maximum assessment was approved by the property owners through an assessment ballot proceeding, conducted according to provisions of the California Constitution Article XIIIID ("Proposition 218"). Fiscal Year 2007/2008 is the last year of the term of the District. Under the provisions of the Act, the property owners within the District may renew the District for a maximum term of ten (10) years, with the renewal process being the same as that of the original formation, which requires the preparation of this updated Engineer's Report. Pursuant to the Act, the City proposes to annually levy and collect assessments to provide funding for improvements and activities authorized within the District for a period of ten years Calendar Years 2009-2018 (Fiscal Years 2008/2009 through 2017/2018).

This Engineer's Report ("Report") describes the District (which includes the addition of new territory), improvements and activities, method of apportionment, the proposed assessments for the first fiscal year, and the maximum assessment proposed for the ten-year duration of the renewed District. The proposed assessments are based on the estimated cost to provide the improvements, activities, and operations that provide a direct and special benefit to properties within the boundaries of the District. The costs of improvements, activities, and operations include all expenditures, deficits, surpluses, revenues, and reserves.

The word "property," for the purposes of this Report, refers to real property located within the District, and identified as an individual property or parcel assigned its own Assessor's Parcel Number (APN) by the County of Los Angeles Assessor's Office. The County of Los Angeles Auditor/Controller uses APNs to identify on the tax roll parcels the properties assessed for taxes, special assessments, and fees and charges.

## DISTRICT FORMATION

A written petition of the property owners within the District, representing more than 50 percent of the proposed assessment to be levied must be submitted to the Los Angeles City Council in order to proceed with the District formation. After the required signatures have been gathered, the City Council may initiate proceedings for the renewal of the District by adopting a resolution expressing its intention to renew the District. The resolution of intention will reference the Engineer's Report and the Management District Plan, and shall give notice of the time and place of a public hearing on the re-establishment of the District and levy of assessments.

Within 90 days of adopting the resolution of intention, the City Council may hold a public hearing on the matter, and cause notice to the property owners pursuant to Section 54954.6 of the Government Code. Assessment ballots (property owner protest ballots) would be mailed to each property owner at least 45 days prior to the public hearing pursuant to *Article XIID of the California Constitution*.

At the public hearing the City Council may provide the public and property owners an opportunity to provide oral protests and written protests prior to the adoption of the Engineer's Report and the Management District Plan. Pursuant to the *California Constitution Article XIID*, the City Council will tabulate property owner assessment ballots received from property owners to determine whether majority protest exists. This tabulation will occur after the close of the Public Hearing.

If the property owners approve the renewal of the District and the imposition of new assessments, the City Council will appoint an owners' association for the District. This owners' association shall make recommendations to the City Council on the expenditures of revenue derived from the levy of assessments and on the classification of properties as applicable. This owners' association shall cause to be prepared a report each fiscal year for which assessments are to be levied and collected. Said annual report shall be filed with the City Clerk and shall contain: any proposed changes to the district boundary; the improvements and activities to be provided that year; the estimated costs for that year; the method of assessment; the amount of any surplus or deficit; and contributions from other sources. The City Council may approve the report as submitted or as modified.

## DESCRIPTION OF THE DISTRICT

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### DISTRICT BOUNDARY

The District is located in the Hollywood community within the City of Los Angeles, County of Los Angeles and is proposed to include six-hundred eighty-one (681) assessed parcels.

The boundaries of the District and the parcels therein are generally located southwest of the 101 Freeway, south of Franklin Avenue; north of Sunset Boulevard; and east of La Brea Boulevard. The boundaries of the proposed District have been expanded slightly from the boundaries established for the previously approved District. The District will span Hollywood Boulevard from the 101 Freeway on the east to La Brea Avenue on the west. Its northern boundaries will include the center line of Yucca Street, and the north side of Yucca Street and its southern boundaries include the center line of Hawthorn Avenue and Selma Avenue.

A specific map outlining the District boundaries, and delineating areas of expansion from the prior District, is included in the Management District Plan. Copies of maps showing the boundaries of the proposed District commencing in fiscal year 2009/2010 and the various zones of benefit: Zone 1, Zone 2, and Zone 3 and Zone A of the alley locations are provided within this Report.

### IMPROVEMENTS AND ACTIVITIES

The improvements, services and activities to be provided by the District are in addition to those provided by the City of Los Angeles. The proposed District intends to continue to provide and ensure the operation and maintenance of the improvements and activities approved for the existing District for another ten (10) year term.

The services and activities planned and budgeted for the District over the next ten years can generally be grouped into these categories:

- ♦ Safety and Security Services;
- ♦ Maintenance and Streetscape;
- ♦ Special Projects: District-wide Improvements, Marketing and Consulting;
- ♦ District Management, Policy and Administration;
- ♦ Contingency, City Fees and Reserve for Non-Pay; and
- ♦ Alley Services.

While each of these overall services and activities are provided only to and for the benefit of properties within the District boundaries, the level of service for Safety and Security Services and for Maintenance and Streetscape varies in different areas of the District. Zones (described in the Section under Determination of Benefit Areas, Zones of Benefit) have been established within the District to reflect the proposed level of services and activities to

be provided to parcels within those areas. The overall cost of providing each of the services and activities of the District and the allocation of those costs to the various Zones, is a direct reflection of the service demand in each area and the amount paid into the District by parcels within those various areas. The allocation of services and expenditures are based on the proposed Management District Plan, the history of services and expenditures in the preceding five years of the District, and the anticipated increase in services and expenditures proposed for the next ten years.

The District services and activities are generally described as follows and are not intended to duplicate or supplant services, facilities and improvements that are currently provided by the City of Los Angeles within the District boundaries:

#### **SAFETY AND SECURITY SERVICES**

Funding resources will be earmarked to contract or hire a security team, which will patrol the entire District and will be responsible for coordinating the District's activities with the Hollywood Division of the Los Angeles Police Department (LAPD), the Los Angeles County Sheriff's Metro Patrol, and the City Attorney's office to deter crime, initiate citizen's arrests when necessary, warn and advise trespassers and panhandlers, and respond to visitor inquiries. The team may either be armed, or unarmed, depending upon the needs of the District, as defined by the Security Committee and the Board of Directors. Among other services, this budget item covers deployment of officers, office space, training, overtime, court pay, equipment (e.g., vehicles, surveillance cameras, etc.) and homeless services outreach. Security services are available throughout the entire District equally on a "call for service" basis, but foot patrols will provide differential levels of coverage to three of the zones of benefit (described in the Section under Determination of Benefit Areas, Zones of Benefit).

#### **MAINTENANCE AND STREETScape**

Funding resources will be earmarked to contract with a maintenance vendor and/or hire staff who will provide services – street sweeping; sidewalk sweeping and pressure washing; Walk of Fame star polishing; gutter and storm drain cleaning; landscape planting and maintenance services; tree trimming; graffiti removal and sticker removal; trash removal; and related services throughout the District.

#### **SPECIAL PROJECTS: DISTRICT-WIDE IMPROVEMENTS, MARKETING AND CONSULTING**

Funding resources may be earmarked to contract or hire professional consulting services to assist with pressing issues facing the property owners in the District. The Board of Directors, with input from the property owners, will determine each year how these funds should be allocated. The types of consulting services contemplated include: marketing, media relations, event planning, public relations guidance, economic development, retail recruitment, grant writing, and District renewal (in the final year of the District 2017/2018). Funds may also be utilized to match grant proceeds, or for "district branding" opportunities, such as pole banners, logos, signs and wall maps; promotional materials, including advertising, maps, visitors' guides, press releases; maintenance of the District web site; annual economic benchmarking research, and similar projects. In addition, overtures may be

made to potential corporate sponsors to attract new (non-assessment) revenues to leverage the marketing activities of the District.

#### ALLEY SERVICES

The District historically has not provided services related to alleys within its boundaries and therefore, its safety/security patrols and maintenance/streetscape crews have no specific responsibilities in these areas. Property owners and tenants are expected to comply with City codes related to cleanliness of alleys and illegal dumping. When a responsible party cannot be found for such violations within an alley, there are no designated means of sweeping the alleys, removing graffiti or clearing the alley of debris. The formation committee has a goal of improving the commercial core of the District through the reduction of crime and improving street cleanliness for the attraction of pedestrians. Increasingly, the condition of the alleys within the District have grown into areas for criminal activity, trash dumping and other unsanitary uses.

Within the boundaries of the District, there are three types of alleys: a) private alleys; b) public alleys; and c) private parcels with easements. In the proposed District, the intent is to provide services to those properties adjacent to the alleys in order to facilitate maintenance, improve district safety, and promote pedestrian access and improved functionality in the District. Parcels located adjacent to alleys within the District boundaries will be assessed an additional amount for maintenance, security and service coordination services which extend into the alley of an affected parcel. Parcels with alley frontage will be assessed their proportional share of special benefit related to alley services. Only those parcels which have alley frontage located on alleys to which service will be provided will be assessed. Parcels which are not adjacent to an alley, those parcels whose alley frontage is located at the "end of an alley" so that there is no door or window or other outlet and access to that alley, or those parcels which are adjacent to an alley which is not serviced due to a revocable permit or similar legal instrument will not be assessed.

The types of services which will be provided for the benefit of alley-adjacent owners, maintenance, security and service coordination, are described more fully in the Management District Plan.

#### DISTRICT MANAGEMENT, POLICY, ADMINISTRATION AND CONTINGENCY

Funding resources are allocated to District Management and administration to pay for the following items: office expenses; legal, telephone/internet access; accounting services; business meals; travel; insurance (workers compensation, general liability and directors/officers liability); dues/subscriptions; equipment/furniture; rent; and database maintenance. Personnel expenses include salaries, benefits and payroll taxes. The administrative office, in addition to coordinating all affairs of the board of directors, and complying with all contractual obligations to the City of Los Angeles in the management of the District, also serves as the "voice" of the property owners and the District to the community, the media and government policy makers. For example, staff advocacy on behalf of property owner interests on issues affecting the entire District may include, but are not limited to: municipal service levels; law enforcement and public safety; street, sidewalk and sanitation services; enforcement of existing municipal codes; traffic congestion relief and policies related to parking, valet parking, taxi and shuttle access; tax relief; protection of rights of property owners to form and guide business improvement districts, and other

related matters as determined by the Board of Directors of the Owners Association. In addition to these services, there are allowances in the budget for contingency, city fees and reserve funds, as described in the Management District Plan.

## BENEFIT ANALYSIS

Each of the proposed improvements, services and activities, and the associated costs and assessments have been carefully reviewed, identified and allocated based on special benefit pursuant to the provisions of the Act and the California Constitution.

Specifically:

In accordance with the provisions of the California Constitution Article XIII D Section 4a:

*"No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel. Only special benefits are assessable, and an agency shall separate the general benefits from the special benefits conferred on a parcel."*

In addition, Article XIII D Section 2i defines Special Benefit as:

*"Special benefit" means a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large. General enhancement of property value does not constitute "special benefit."*

Based on the parameters of special benefit defined above, general benefit would be defined as an overall and similar benefit to the public in general resulting from the improvements, activity or service to be provided by the assessment levied. Inasmuch as all services will be provided to the properties within the District boundaries only and no services will be provided outside the District boundaries, any potential general benefits are intangible and not quantifiable. Accordingly, the services and activities that have been proposed for this District and that will be funded by assessments are intended to enhance the properties within the District and will play an integral part of the appearance, use, protection and preservation of those properties and are solely for the special benefit of the parcels to be assessed. The improvements (services and activities) planned and budgeted for the District over the ten-year term of the District are above and beyond those currently provided by the City of Los Angeles and provide special benefit only to properties within the District. Basic City services currently provided within the District will continue to be provided at the same level of service provided throughout the City of Los Angeles, and are considered to be general benefit and shall be funded by other revenue sources and not included as part of the special benefit assessments levied on properties within this District.

The proposed assessment revenues to be collected to support the increased security, maintenance, marketing, and alley activities and services of the District shall be used for only

those improvements, services and activities outlined in the Management District Plan. These services and activities provide property owners a useful tool to collectively address some of the key issues facing the properties within the District by ensuring the safe and efficient movement of people and goods and enhancing the aesthetic appeal of the area. Ultimately, the goals of the District are to enhance the living and work environments, sales, and business opportunities for the properties within its boundaries, and to allow individual properties to be developed and utilized to their full potential. In doing so, the District's services reduce the costs that property owners might incur for private security, cleaning and maintenance of the areas adjacent to their properties, as well as for marketing and promotional activities. Together, increased security and the maintenance of the streets, alleys, and public walkways in the District, and marketing will contribute to a specific enhancement of the parcels within the District and the absence of these services and activities could eventually have a negative impact on those properties. As such, it has been determined that the proposed services and activities to be funded by annual assessments confer a particular and distinct special benefit to the properties to be assessed within the District.

Although the improvements, services and activities proposed for the District include public streets and facilities and alleys, as well as a safety and security program that will in part service the public, it is clear that these services and activities are only necessary to enhance the environment and opportunities of the properties within the District. As such, these improvements and activities are not required nor necessarily desired by any properties outside the District boundary and any public access, use or availability of these services and activities by others is considered incidental. Therefore, it has been determined that the services, maintenance and operations to be provided by this District are consistent with the intent of the Act and the Constitution, and provide no measurable general benefit to properties outside the District or to the public at large.

## **DETERMINATION OF BENEFIT AREAS (ZONES OF BENEFIT)**

While it has been determined that the services and activities to be provided by the District are entirely special benefit (no measurable general benefit), the level of service and activities to be provided vary within the boundaries of the District.

In order to properly allocate the cost of the services or variations in services, benefit areas (hereafter referred to as "Zones") have been established for the District. These Zones are based on differences in services or the level of service to be provided within those Zones. The overall cost of providing each of the services and activities shown in this Report have been budgeted and allocated to the various Zones, (Zones 1, 2 and 3), based on an estimate of the service level demands within each of the respective Zones. In addition to these overall zones of benefit, parcels that are adjacent to the various alleys within the District have been included in an Alley Overlay Zone. The costs and expenditures associated with each Zone are proportionately allocated to each of the benefiting parcels within a Zone based on specific physical characteristics of the parcels within the District, including each parcel's street frontage, building square footage, parcel lot size, and alley frontage.

A District budget has been prepared for Zones 1 through 3; and a separate District budget has been prepared for the Alley Zone. These budgets appear in the District Budget Section. The budgets for Zones 1, 2 and 3 are based on their level of service.

The following is a description of the District Zones:

**ZONE 1:**

Includes those properties for which their **primary street frontage location** <sup>1</sup> is Hollywood Boulevard from La Brea Boulevard to Gower Street. Vine Street from Yucca Street to Selma Avenue. Highland Avenue from Franklin Place to Selma Avenue. Cahuenga Boulevard from Yucca Street to Selma Avenue. Corner parcels and parcels which have street frontage on more than one side are assigned to a Zone for building size and parcel lot size based on their situs address. If no situs address has been assigned by the County Assessor's Office, they are assigned to a Zone based on the Zone designation of the street for which they have the largest frontage. Zone assignment for street frontage is assigned to a parcel separately for each Zone street designation it borders.

**Service Level** – Zone 1 receives a higher level of service compared to Zones 2 and 3. Its services include but are not limited to: more frequent pressure washing; frequent attention from day porters; more trash removal; highest visibility of security; more security cameras; annual tree trimming; more administrative and advocacy attention due to street closures, events and visible tourist and retail attention.

**Location** – Reference the Boundary Map within this Report, for detail on the location of parcels within Zone 1.

**ZONE 2:**

Includes those properties for which their **primary street frontage location** <sup>2</sup> is Yucca Street from Highland Avenue to Argyle Avenue. Argyle Avenue from Yucca Street to Selma Avenue. Ivar Avenue south of Hollywood Boulevard to Selma Avenue. Selma Avenue from Gower Street to Highland Avenue. Hollywood Boulevard from Gower Street to the 101 Freeway. Wilcox Avenue from Yucca Street to Selma Avenue. Corner parcels and parcels which have street frontage on more than one side are assigned to a Zone for building size and parcel lot size based on their situs address. If no situs address has been assigned by the County Assessor's Office, they are assigned to a Zone based on the Zone designation of the street for which they have the largest frontage. Zone assignment for street frontage is assigned to a parcel separately for each Zone street designation it borders.

**Service Level** – Zone 2 receives regular but less frequent or moderate levels of service as compared to Zone 1. Its services include but are not limited to: less frequent pressure washing, less frequent attention from day porters and trash removal; moderate security foot

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<sup>1</sup> Primary Street may be different from Situs Street.

<sup>2</sup> Primary Street may be different from Situs Street.

patrol, occasional tree trimming, less intense advocacy and administrative demands due to moderate retail and tourist attention.

**Location** – Reference the Boundary Map within this Report, for detail on the location of parcels within Zone 2.

#### **ZONE 3:**

Includes those properties for which their **primary street frontage location**<sup>3</sup> is Gower Street from Hollywood Boulevard to Selma Avenue, El Cerrito Place, La Brea Boulevard from Hollywood Boulevard south to Hawthorn Avenue; Hawthorn Avenue from La Brea Boulevard to McCadden Place; Sycamore Avenue, Orange Drive, McCadden Place, Las Palmas Avenue, Cherokee Avenue, Whitley Avenue, Schrader Boulevard, Hudson Avenue, Ivar Avenue north of Hollywood Boulevard (to Yucca Street), Bronson Avenue, Cosmo Street, Vista Del Mar Avenue, El Centro Avenue, Carlos Avenue, Franklin Avenue, and the northwestern corner of Franklin Place and Highland Avenue. Corner parcels and parcels which have street frontage on more than one side are assigned to a Zone for building size and parcel lot size based on their situs address. If no situs address has been assigned by the County Assessor's Office, they are assigned to a Zone based on the Zone designation of the street for which they have the largest frontage. Zone assignment for street frontage is assigned to a parcel separately for each Zone street designation it borders.

**Service Level** – Zone 3 receives occasional or as needed services and activities with an overall service level that is less than that of Zones 1 and 2. Its services include but are not limited to: occasional pressure washing; occasional attention from day porters; less trash receptacles; infrequent tree trimming; minimal advocacy and administrative demands due to minimal retail and tourist attention.

**Location** –Reference the Boundary Map within this Report, for detail on the location of parcels within Zone 3.

#### **ZONE A:**

Includes those properties that abut an alley within the District.

**Services** – In addition to the services and activities associated with these parcels' respective Zone (Zones 1, 2 and 3), these parcels may be assessed for alley services that may include: a) maintenance activities such as graffiti abatement, trash and debris pickup, and pressure washing; b) security patrol such as daily shifts and response to calls; and 3) assistance to property owner with special projects to enhance the aesthetic environment.

**Service Level** – Zone A's services include but are not limited to: periodic sweeping, pressure washing, graffiti abatement and debris removal in accordance with the Zone A budget afforded through assessment revenues received.

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<sup>3</sup> Primary Street may be different from Situs Street.

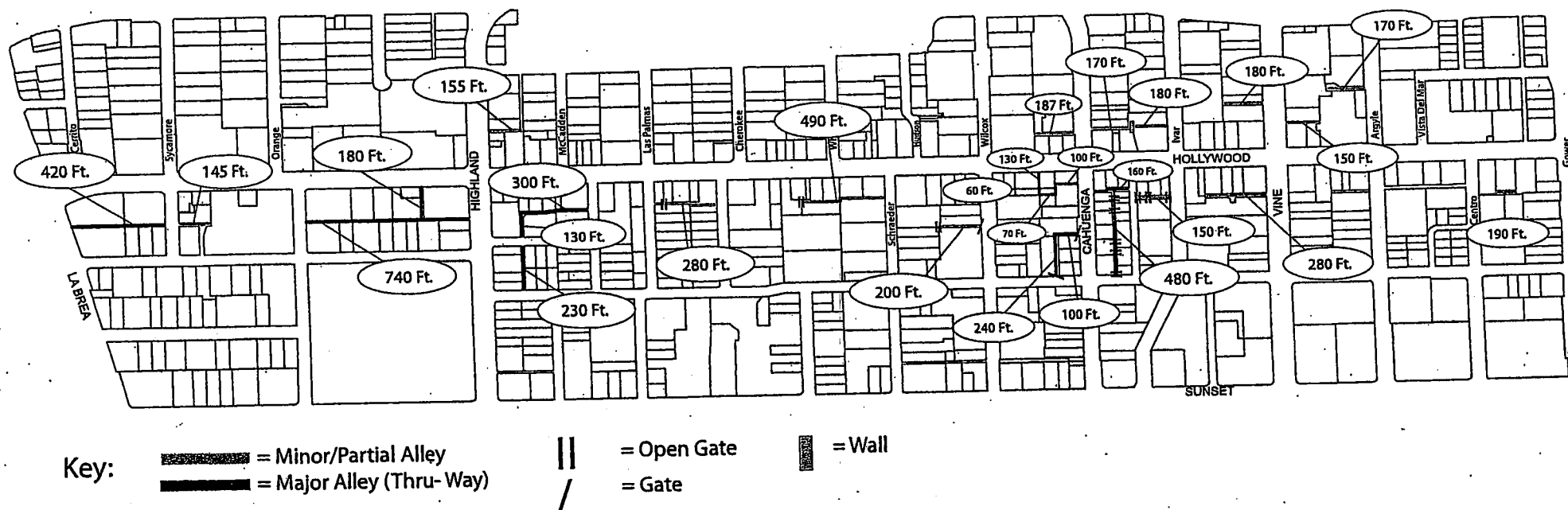
**Location** – Reference the Boundary Map within this Report, for detail on the location of parcels within Zone A.

Note: Additional detail on services provided by the District is described within the Management District Plan. The Board of Directors of the Owners Association is charged with facilitating and implementing the activities and services to be provided by the District.

The District improvement costs are allocated to specific Zones in varying amounts as described more fully in the Method of Apportionment.

The Boundary Map shows the overall boundaries of the District as well as each of its Zones. The following page shows an Alley Map inclusive of alleys identified within the District.

## Hollywood Entertainment District Map of Alleys



## METHOD OF APPORTIONMENT

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### METHOD OF APPORTIONMENT RATIONALE

The annual assessments levied for the District shall fund the services, activities and operations associated with the District ("Improvements"). All parcels that receive special benefits from the Improvements within each Zone, share in the cost of the Improvements associated with that Zone. The costs and assessments set forth in this Report are based upon an estimate of the expenses related to those Improvements including all direct service costs, administration and incidental expenses based on the history of providing those services and activities throughout the District in the preceding five years as well as an estimate of the costs associated with proposed enhancements to existing levels of service, new services, and expansion of the District boundaries.

As previously discussed, it is proposed that the District will be divided into three overall Zones of Benefit with an additional Zone that includes those parcels that are directly adjacent to certain alleys within the District. The total amount allocated to each Zone is a direct reflection of the services and activities provided in that area, and is spread equitably among the benefiting parcels within that Zone based on each parcel's street frontage (ground floor parcels only), building square footage (ground floor, non-ground floor, improved basement and; if applicable, parking structure), parcel lot size, and alley frontage. Street frontage is assigned to a parcel based on its frontage on each street which it borders. Corner parcels and parcels which have street frontage on more than one side are assigned to a Zone for building size and parcel lot size based on their situs address. If no situs address has been assigned by the County Assessor's Office, they are assigned to a Zone based on the Zone designation of the street for which they have the largest frontage. Zone assignment for street frontage is assigned to a parcel separately for each Zone street designation it borders. For multiple story buildings with more than one assessor parcel, street frontage is assigned to ground floor parcel(s) only. Conversely, for multiple story buildings with more than one assessor parcel, total parcel lot size (lot on which the building is located) will be allocated to each assessor parcel inside the building proportionately based on each parcel's respective building area to that of the overall building. If building sizes or individual building areas cannot be confirmed by the District, the proportionate distribution of the lot size shall be based on the assessor parcel map footprint for each parcel.

It has been determined that each and every parcel within the District, except those identified as exempt parcels, receives a particular and distinct benefit from the Improvements, over and above any general benefit. The safety and security program reduces street disorder and helps prevent crime, thereby protecting the properties within the District and increasing their attractiveness to tenants, residents, employees, customers and visitors. The maintenance and streetscape program, including trash removal, graffiti cleanup, and street and sidewalk cleaning directly benefits each of the parcels in the District and in particular, benefits ground floor parcels adjacent to the streets being maintained. In addition, the marketing and consulting programs promote the District as a place to live, visit, shop, work, worship, and invest, and enhance economic development within the District, thereby benefiting all parcels

and potential property development within the District. Alley Services for selected parcels which abut an alley will provide the benefit of safe and clean pedestrian-accessible alleys.

In compliance with Section 36632(a) of the California Streets & Highways Code, the proposed assessments are calculated and shall be levied on the basis of the estimated benefit to real property and properties may be classified for purposes of determining the benefit to property. Accordingly, the formulas used for calculating the assessment obligation for each individual property within the District have been formulated to reflect each parcel's proportional special benefit as compared to other properties in the District utilizing identifiable variations in each parcel and their overall benefit from the improvements, services and activities proposed in the Management District Plan.

With the exception of the parcels described in the section as Exempt Properties and Special Cases, properties within the proposed District boundaries to be assessed are identified as commercial and/or multi-family residential properties (no properties are zoned exclusively for residential development). While the parcels within the District may include various commercial and multi-family residential types, and the specific use or business associated with each parcel may change over the term of the District, the improvements and services to be provided by the District are intended to support all properties within its boundaries and not one specific use or type. Therefore the method of apportionment established for this District and described herein, reflects the proportional special benefit each property receives from the proposed improvements, services and activities based on various property characteristics for each parcel as compared to other properties within the District utilizing similarities and differences in street frontage, building square footage, parcel size, and alley frontage, rather than variations in the type (land use) of property.

Collectively, each parcel's proportional street frontage, building square footage, parcel lot size, and alley frontage effectively and fairly represents each parcel's proportional special benefit as compared to other parcels within the District and each respective Zone. While other factors such as daily trip generations, operating hours, number of employees and sales receipts are occasionally used for the calculation of special benefit assessments, these factors are primarily business related rather than property related and for this District it has been determined that these considerations would not be useful or appropriate for the calculation of special benefit based on the current property development within the District and the improvements, services and activities to be funded by the assessments.

Accordingly, the formulas used for calculating the assessment obligation for each individual property within the District have been formulated to reflect each parcel's proportional special benefit as compared to other properties in the District utilizing identifiable variations in each parcel and its overall benefit from the improvements, services, and activities proposed for the District.

#### **EXEMPT PROPERTIES AND SPECIAL CASES**

In compliance with Streets and Highways Code Section 36632(a), the proposed assessments are calculated and shall be levied on the basis of the estimated benefit to real property and properties may be classified for the purposes of determining the benefit to property.

In general, most properties owned by government agencies receive similar special benefits from the improvements and services provided by the District and are subject to annual

assessments. The District contains such parcels, including a library and a park owned by the City of Los Angeles, which shall be assessed. In addition to these properties, not exempt from and included in the District assessments are the public agency owned metro stations, parking structures, garages and parking lots that may be used for public services and future development and that may and shall be subject to annual assessment.

Taking into consideration the improvements and services to be provided by the District and the reasons for such activities as well as their association with various properties in the Hollywood Entertainment District, due to unique property characteristics or issues, appropriate adjustments to individual parcels to reflect their proportional special benefit from related improvements, services and activities are sometimes warranted. The following is a list of properties for which it has been determined that an adjustment to the proportional assessment calculation is required:

#### EXEMPT PROPERTIES

Exempt from District assessments are the areas of public streets, private streets, dedicated public easements, and rights-of-ways including greenbelts and parkways, or any other such parcel that is used for public services. In addition to these properties, it has been determined that the following properties shall be exempt:

♦ **Non-occupied government utility parcels:** Parcels for which their sole purpose is for providing utilities or the right-of-ways for such utilities, such as those owned by the Department of Water and Power (DWP) in which there is no commercial use other than serving as a utility switching station, will not directly benefit from the enhanced services provided by this District. Therefore, it has been determined that such properties are exempt from assessment including the DWP-owned APNs 5546-033-900 and 5547-013-900.

♦ **Residentially zoned properties:** Pursuant to Streets and Highways Code Section 36632(c), properties zoned exclusively for residential use are presumed to not benefit from the improvements and services funded through these assessments, and shall not be subject to the District assessment. According to the Los Angeles City Clerk and the City of Los Angeles zoning regulations, properties zoned R1, R2 and R3 are zoning designations for properties that are exclusively residential. Zoning designations R4 and R5 allow for development that may include uses other than residential. The following parcels are zoned R3 and shall not be subject to assessment pursuant to California law:

APN	Zoning	APN	Zoning
5546-032-001	R3	5546-032-005	R3
5546-032-002	R3	5546-032-006	R3
5546-032-003	R3	5546-032-007	R3
5546-032-004	R3	5546-032-008	R3

♦ **US Post Office parcels:** United States Post Office locations are determined by the federal government and typically, the use and function of such parcels are not directly impacted by enhancements provided to surrounding areas or properties. Therefore, parcels owned by the United States Post Office or parcels owned by the United States Government

with post office related uses within the boundaries of the District, which include APNs 5547-016-904 and 5547-016-905, will be exempt from assessment.

#### SPECIAL CASE PROPERTIES

Due to unique circumstances surrounding certain properties, it has been determined that the level of benefit for the following properties is not fully reflected by the method of apportionment for this District; and therefore, an adjustment to the formula will be made to calculate benefit received from the improvements, services and activities provided by the District:

♦ **Non-profit housing properties:** *Permanent* low-income housing parcels, restricted by covenants to serve low and moderate income households, are unlike other residential properties that are highly impacted by the appearance and amenities in their immediate area as well as the marketability of such property. There is a high demand for low and moderate income housing throughout Los Angeles County and the demand for such properties is not based on or enhanced by most of the commerce-related activity provided by the District. However, similar to other properties within the District, safety and security in the area is important. Therefore, it has been determined that the assessments for these properties should be based on their proportional benefit from the safety and security services provided by the District, and their assessments shall reflect the proportional amount of the District's security costs in relation to the overall District budget. These include APNs 5546-009-043, 5546-005-001, 5547-004-042, and 5547-007-015.

♦ **Parcel on northwestern corner of District (Franklin Place and Highland Avenue):** This parcel is proposed to be a new addition into the District and is located on the outskirts of the proposed District's boundaries. The benefit it receives is affected by its distance from the improvements within the District and hence; street frontage length and building size are not appropriate reflections of the benefit it receives. Therefore, it will be assessed for parcel lot size only. This is APN 5549-018-024.

♦ **School parcels:** Parcels owned by Los Angeles Unified School District (LAUSD). Public schools have defined boundaries for attendance and their use will not be directly impacted by the services provided by the District except for safety and security services. Because these parcels benefit from the safety and security services provided by the District, their assessment reflects the proportional amount of the District's security costs in relation to the overall District budget. These APNs are listed below.

5547-014-900	5547-015-900	5547-015-904
5547-014-902	5547-015-901	5547-015-905
5547-014-903	5547-015-902	5547-015-908
5547-014-904	5547-015-903	

In addition to the government, exempt and special properties described herein, the District also has properties in varying locations that are not zoned as residential (not R1, R2, or R3), but that have residential land uses, and these parcels will be assessed by the District and not granted residential exemptions.

Although the properties described in this section may or may not receive full or partial special benefits from the District improvements, the assessments and exemptions described preceding will be honored until such time that a parcel's property ownership and/or land use changes as reflected on the County's record, at which time the assessment rate and method described herein in this Report will be applied.

## ASSESSMENT FORMULAS

Upon evaluation of the improvements, and their relationship to the properties within the District, the costs of the District improvements have each been apportioned by a method and by formulas which fairly distributes the net amount to be assessed among all assessed parcels in proportion to the estimated special benefits to be received by each parcel from the improvements.

For the purpose of calculating the proportional special benefit assessments for properties within the proposed District, a budget has been established for Zones 1, 2 and 3 (which includes all improvements and services provided in each of these Zones excluding Zone A) and a separate budget has been established for Zone A and its alley services assessments which are applied to alley parcels in addition to their respective Zone 1, 2 or 3 assessment.

*Note: The Assessment Formula methodology outlined in this section is based upon parcel information available at the time the Management District Plan was sent to the parcel holders, at the commencement of the petition drive, in May, 2008. As is customary, some parcel changes (e.g., structure demolitions) and parcel characteristics (e.g., R3 zoning) became evident after this notification, and have resulted in minor reductions of the assessable building area, street frontage and land area in the proposed District (building area by 133,847 square feet, street frontage by 56 feet, and land area by 9,800 square feet). These reductions in assessable property characteristics amounted to a decrease of \$14,353 in the core budget.*

*Although there is an interrelationship between parcel characteristics, zones of benefit and budget assumptions, a recalculation of rates has not been conducted. The assessment rates have remained constant since the May, 2008 notification and no modifications have been made to the chart in Step 4. Consequently, no assessment has been increased for any parcel owner since the original May, 2008 assessment roll was prepared.*

The following formulas provide a summary of the assessment calculations:

### Step 1:

#### Parcel Characteristics by Zone

The specific characteristics of each parcel are identified and used to calculate the parcel's proportional special benefit. The following table is a summary of these characteristics:

<u>Assessable Statistics for Zones 1, 2 and 3</u>	<u>Zone 1</u>	<u>Zone 2</u>	<u>Zone 3</u>	<u>Total District</u>
Assessable Parcels	418	118	145	681
Street Frontage (ft)	21,031.59	18,965.29	19,948.80	59,945.68
Land Area (sq ft)	3,235,157.45	1,865,997.46	1,621,061.51	6,722,216.42
Building Area (sq ft)	<u>6,745,698.00</u>	<u>1,619,952.32</u>	<u>1,380,533.72</u>	<u>9,746,184.04</u>

### Step 2:

#### Allocation of Individual Services Costs to Zones

Each of the various services and activities to be provided throughout the District are allocated to the various Zones based on level of service and/or proportional special benefit. The following table shows the overall budget allocation:

<u>Budget Allocation by Services</u>	<u>Zone 1</u>	<u>Zone 2</u>	<u>Zone 3</u>	<u>Total</u>
Security (\$)	707,101	509,763	383,136	1,600,000
Maintenance (\$)	543,729	147,331	158,939	850,000
Marketing/Administration/Contingency (\$)	<u>456,138</u>	<u>198,372</u>	<u>195,489</u>	<u>850,000</u>
Subtotal	\$ 1,706,968	\$ 855,467	\$ 737,565	\$ 3,300,000
Less adjustments made after petition process				(14,353)
Total				\$ 3,285,647

### Step 3:

#### Allocation of Costs by Characteristics to Zones

The services and activities to be provided throughout the District are allocated to the various characteristics of the parcels within the Zones of the District. The following table shows the budget allocation:

<u>Budget Allocation By Characteristics</u>	<u>Zone 1</u>	<u>Zone 2</u>	<u>Zone 3</u>	<u>Total</u>	
Street Frontage (\$)	803,898	599,344	544,977	1,948,220	59%
Land Area (\$)	220,432	113,888	86,407	420,728	13%
Building Area (\$)	<u>675,927</u>	<u>137,190</u>	<u>103,582</u>	<u>916,699</u>	<u>28%</u>
Total	\$ 1,700,258	\$ 850,422	\$ 734,967	\$ 3,285,647	100%

#### Step 4:

#### Determination of Parcel Assessment Rates

Based on the parcel characteristics and budget for each Zone, the following rates have been calculated for parcels within each Zone:

<u>Rate per Ft or Sq Ft</u>	<u>Zone 1</u>	<u>Zone 2</u>	<u>Zone 3</u>
Street Frontage (\$)	\$ 38.22	\$ 31.60	\$ 27.32
Land Area (\$)	\$ 0.0681	\$ 0.0610	\$ 0.0533
Building Area (\$)	\$ 0.1001	\$ 0.0847	\$ 0.0754

Based upon the Assessment Formulas, Street Frontage will provide 59%, Building Square Footage will provide 28%, and Parcel Size will provide 13%, in approximate proportions, of the total assessment revenues for Zones 1, 2 and 3.

Each parcel abutting an alley within the District is identified as being within Zone A. for alley services. Parcels in Zone A will be subject to an additional assessment for alley services as described in Step 5.

#### Step 5:

#### Alley Assessments for Specific Parcels

The following characteristics have been identified for Zone A for alley parcels and used to calculate each parcel's proportional special benefit. The following table is a summary of these characteristics:

<u>Assessable Statistics for Zone A</u>	<u>Total Zone A</u>
Assessable Parcels	104
Alley Frontage (ft)	11,455.37
Alley Rate per ft (\$)	\$ 11.78

A parcel's total assessment is the sum of its assessments for Zones 1, 2 or 3 plus, if applicable, its Zone A assessment.

## ANNUAL ASSESSMENT ADJUSTMENTS

For the ten year term of the District renewal, annual assessments may be adjusted by the lesser of the annual increase in the Los Angeles-Riverside-Orange County area Consumer Price Index for All Urban Consumers (CPI-U) or three percent (3%) per year. Actual annual adjustments may range from zero percent (0%) to three percent (3%). Adjustments may differ from year to year depending on the service needs identified by the Board of Directors of the Owners Association.

Any annual budget surplus or deficit will be accrued into the following year's District budget. Assessments will be set accordingly, within the constraints of the annual adjustment, to adjust for surpluses or deficits that are carried forward.

## DISESTABLISHMENT

State law provides for the disestablishment of a Property and Business Improvement District pursuant to an annual review process. Each year that the district is in existence, there will be a 30-day period during which the property owners will have the opportunity to request disestablishment of the District. This 30-day period begins each year on the anniversary day that the District was first established by City Council.

Within that 30-day period, if a written petition is submitted by the owners of real property who pay 50 percent (50%) or more of the assessments levied, the district may be disestablished. The City Council will hold a public hearing on disestablishing the district prior to actually doing so.

## DISTRICT BUDGET

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The Owners Association will be vested with the responsibility to enter into contracts with service providers and consultants, hire staff, and manage the day-to-day affairs of the District and to make adjustments to the budget categories as the needs of the District dictate, and in accordance with the terms and conditions outlined in the contract between the Owners Association and the City of Los Angeles. Each year, the Board of Directors will report its recommended budget to the Owners Association for its review and approval.

## BUDGET CATEGORIES

The services and activities planned for the District over the next ten years are described in detail in the Management District Plan. The budget for the overall District is presented in this section and includes these categories:

- ♦ Zones 1, 2 and 3 (excluding budget costs for Zone A alley services).
  - Safety and Security
  - Maintenance and Streetscape
  - Special Projects: District-wide Improvements, Marketing and Consulting
  - District Management, Policy Development and Administration
  - Contingency/City Fees/Reserve for Non-payment, and
- ♦ Zone A for alley services (maintenance, security and service coordination designated for specific alleys).

The budget for Zones 1, 2 and 3 (excluding budget costs for Zone A alley services) is estimated to be approximately \$3,285,647 for calendar year 2009 (fiscal year 2008/2009).

The budget for Zone A for alley services is estimated to be approximately \$135,000 for calendar year 2009 (fiscal year 2008/2009).

Funds that have accrued at the end of the 2004-2008 term of the Hollywood Entertainment District will be placed in a Special Projects Account. The Board of Directors of the Owners Association may utilize the funds in this account to pay for one-time special expenses, capital improvements and infrastructure repairs. The types of projects that are appropriate for this account include: trees and landscaping, lights and repairs to lights, street furniture, and street festivals. The amount that will remain in reserve at the end of year 2008 was not known at the time this report was prepared. However, it is estimated that the reserve at the end of the District's current term will be less than \$50,000. Additionally, delinquent assessments from the 2004-2008 tax years that are paid in the future will also accrue to this Special Projects Account.

At the end of the current term period, if the District is not renewed, its remaining funds shall be returned to the existing parcel owners subject to procedures outlined in state law and the City's contract with the non-profit management association, the Owners Association. The current contract stipulates that if the District is discontinued, then the existing assets of the District shall become the property of the City and shall be used only (1) to pay the City any amount owed to it by the District and (2) to disburse the remaining assets to the owners of assessed properties. If the District is renewed, any funds that accrue at the end of the ten-year period shall be placed in a Special Projects Account for the District.

## **BUDGET FOR ZONES 1 , 2 AND 3 AND ALLEYS**

The budget for the overall District shown on the following page lists the estimated costs of providing the various improvements and services within Zones 1, 2 and 3 of the District for the first year of the renewal, Calendar Year 2009 (Fiscal Year 2008/2009), as well as the estimated costs for the Zone A for alley services for the first year it is planned to be implemented, Calendar Year 2009 (Fiscal Year 2008/2009). This budget is subject to adjustment for the annual inflation factor for each succeeding year of the term of the District as described previously.

The Owners Association will review the District costs annually and make recommendations for any changes or adjustments to the budget. Changes to the budget could result in changes to the annual assessment; however, the resulting total assessment may not exceed the maximum assessment amounts established in this Report without first obtaining property owner approval through an assessment ballot proceeding.

**DISTRICT BUDGET FOR CY2009 (FY 2008/2009)**

<b><u>Safety and Security Services – 48%</u></b>	<b>\$1,593,041</b>
Deployment of officers (armed and/or unarmed), office space, training, overtime and court pay, vehicles, homeless outreach activities, video surveillance cameras and maintenance and related services.	
<b><u>Maintenance and Streetscape- 26%</u></b>	<b>\$ 846,303</b>
Daily service throughout the district including sidewalk pressure washing, street sweeping, trash and graffiti removal, landscape maintenance, storm drain cleaning, tree trimming and star polishing. Services are zone-specific. Also includes expenditures for ongoing maintenance of streetscape elements not maintained by city including Star Trackers, non-standard street/sidewalk lighting, trash receptacles, related sidewalk fixtures and holiday lights, unless funds are available through Special Projects accounts.	
<b><u>Special Projects: District-wide Improvements, Marketing and Consulting - 3%</u></b>	<b>\$ 109,522</b>
Supports services and/or professional consulting to promote and/or improve the aesthetic character of the entire District; services may include media relations; event planning; promotional materials; pole banners and District branding programs; wayfinding signage, pedestrian amenities, website development and maintenance, and research.	
<b><u>District Mgmt, Policy and Administration - 16%</u></b>	<b>\$ 524,708</b>
Provides for office expense, legal, accounting, telephone, insurance, equipment, technical support, city fees, travel, meals, meetings, etc. Includes staff, payroll taxes, benefits.	
<b><u>Contingency/City Fees/Reserve for Non-Pay - 6%</u></b>	<b>\$ 212,074</b>
Reserve set aside for special needs arising each year relating to security, maintenance, streetscape, special projects or marketing needs. Includes annual administrative fee to city of Los Angeles and reserve for "non pay" of assessments.	
<b>District Budget Subtotal for Zones 1, 2 and 3</b>	<b>\$3,285,647</b>
<b><u>Alley Overlay Zone (applied to alley-adjacent properties only)</u></b>	<b>\$ 135,000</b>
Assessment supports graffiti abatement, periodic pressure washing; bulky item pick-up; debris sweeping; and daily security patrols. Staff assistance provided to coordinate: enhanced city service delivery; trash consolidation plans, landscaping, lighting and design.	
<b>District Budget Total</b>	<b>\$3,420,647</b>

## **BOUNDARY MAP**

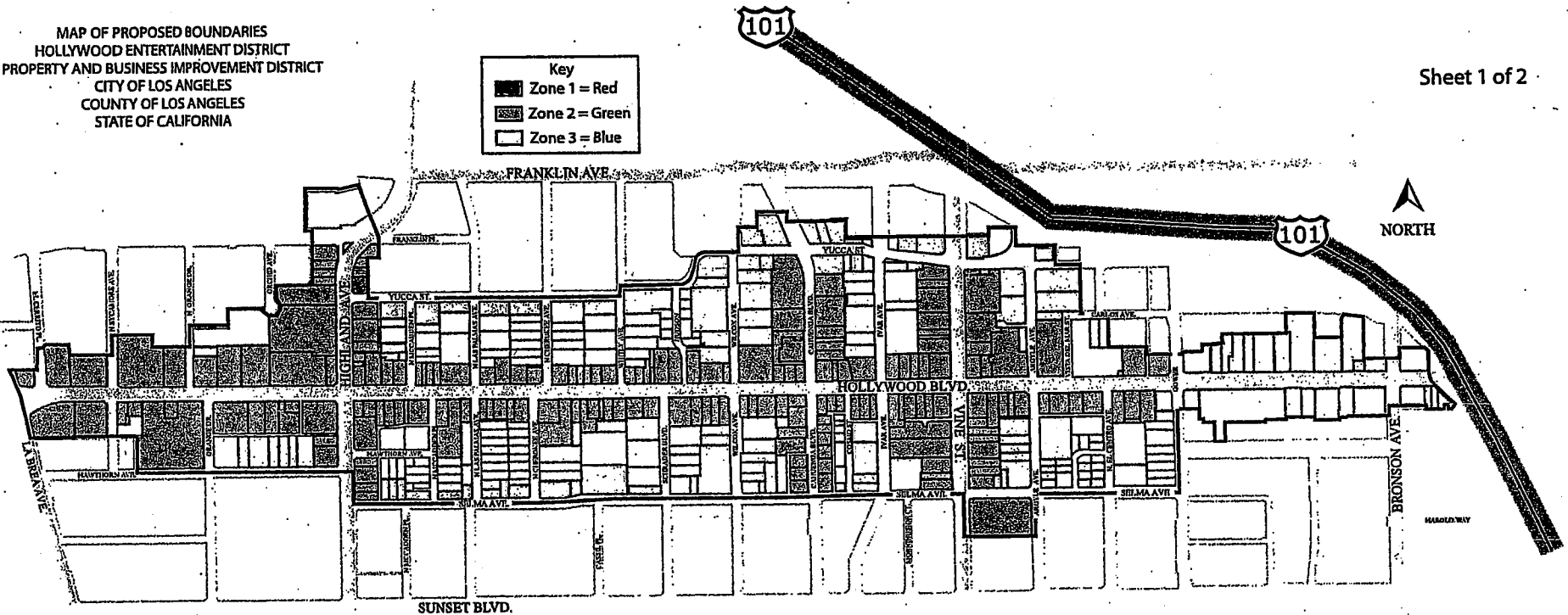
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The Boundary Map for the District is shown in reduced scale on the following two pages and shows (on Sheet 1) three of the Zones within the District: Zone 1, Zone 2 and Zone 3 and (on Sheet 2) Zone A within the District. The map is inclusive of all parcels identified on the County of Los Angeles Assessor's Parcel Maps as proposed to be included within the District. Full size copies of the Boundary Map will be kept on file with the City Clerk of the City of Los Angeles. For the Public Hearing on this District, the Final Engineer's Report will contain an Assessment Diagram.

MAP OF PROPOSED BOUNDARIES  
HOLLYWOOD ENTERTAINMENT DISTRICT  
PROPERTY AND BUSINESS IMPROVEMENT DISTRICT  
CITY OF LOS ANGELES  
COUNTY OF LOS ANGELES  
STATE OF CALIFORNIA

Key  
Zone 1 = Red  
Zone 2 = Green  
Zone 3 = Blue

Sheet 1 of 2



FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF LOS ANGELES, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2008.

CITY CLERK  
CITY OF LOS ANGELES

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF HOLLYWOOD ENTERTAINMENT DISTRICT PROPERTY AND BUSINESS IMPROVEMENT DISTRICT, CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF LOS ANGELES, AT A REGULAR MEETING THEREOF, HELD ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2008, BY ITS RESOLUTION NO. \_\_\_\_\_.

FILED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2008, AT THE HOUR OF \_\_\_\_ O'CLOCK \_\_\_\_ M., IN BOOK \_\_\_\_ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGE(S) \_\_\_\_ IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

FEE: \_\_\_\_\_ INST. NO.: \_\_\_\_\_


COUNTY RECORDER.


BY DEPUTY,  
COUNTY RECORDER,  
COUNTY OF LOS ANGELES

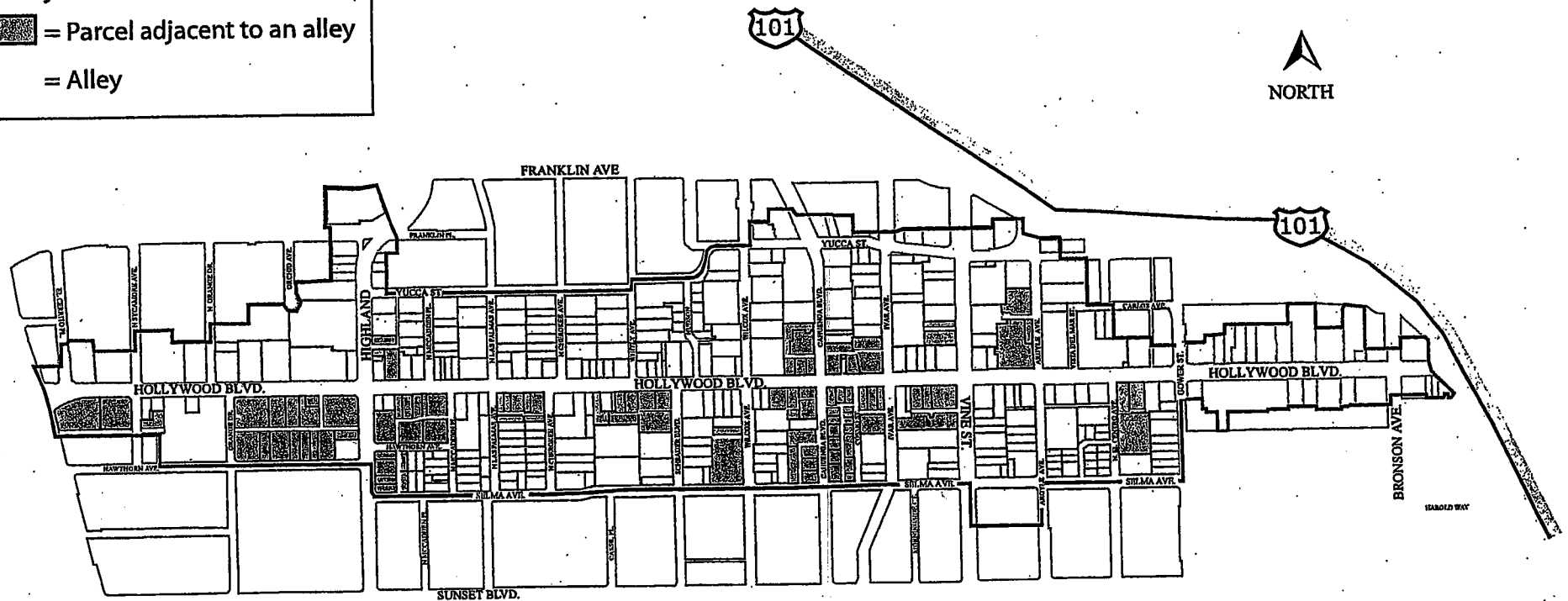
NOTE: FOR PARTICULARS OF THE LINES AND DIMENSIONS OF ASSESSOR'S PARCELS, REFERENCE IS MADE TO THE MAPS OF THE LOS ANGELES COUNTY ASSESSOR OF LOS ANGELES COUNTY RECORDS WHICH MAPS SHALL GOVERN FOR ALL DETAILS RELATING THERETO.

MAP OF PROPOSED BOUNDARIES  
HOLLYWOOD ENTERTAINMENT DISTRICT  
PROPERTY AND BUSINESS IMPROVEMENT DISTRICT  
CITY OF LOS ANGELES  
COUNTY OF LOS ANGELES  
STATE OF CALIFORNIA

**Key**

 = Parcel adjacent to an alley

 = Alley



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## ASSESSMENT ROLL

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Parcel identification, for each lot or parcel within the District, shall be the parcel as shown on the County Assessor's Map for the year in which this Report is prepared.

The Assessment Roll, which includes a listing of assessor parcels assessed within this District, along with their assessment amounts, is shown following.

## HED Assessment Roll

6/27/2008

ASSESSOR'S PARCEL NUMBER (APN)	OFFICIAL PROPERTY OWNER NAME	SITUS NO.	SITUS STREET	ZONE	STREET FRONTAGE (SF)	SF 2	SF 3	SF 2 STREET NAME	SF 3 STREET NAME	SF CORNER	LAND AREA	BUILDING AREA	STREET FRONTAGE ASSESSMENT	LAND AREA ASSESSMENT	BUILDING AREA ASSESSMENT	ALLEY LENGTH	ZONE A ASSESSMENT	TOTAL ASSESSMENT
5548-008-013	1015 ANNEX LLC	1033	COSMO ST	3	60.00						3,250.00	3,250.00	1,385.94	173.23	245.13	50.00	589.24	2,373.1
5548-028-017	1011 VISTA DEL MAR LLC	1011	VISTA DEL MAR ST	3	40.00						3,081.00	-	1,092.75	205.80	-			1,298.5
5547-016-011	1014 SCHRADER APARTMENTS LLC	1014	N HUDSON AVE	3	67.00						12,529.00	9,170.00	1,830.38	687.83	681.86			3,189.1
5548-028-032	1016 VISTA DEL MAR LLC	1016	VISTA DEL MAR ST	3	116.33						3,718.00	3,918.00	3,178.00	198.18	285.37			3,671.1
5548-008-011	1017 COSMO ASSOCIATES LTD	1011	COSMO ST	3	100.00						6,500.00	-	2,731.88	348.47	-	100.00	1,178.49	4,258.1
5548-008-012	1017 COSMO ASSOCIATES LTD	1017	COSMO ST	3	150.00						9,750.00	38,000.00	4,087.82	518.70	2,941.81	150.00	1,787.73	9,328.1
5548-008-050	1045 VINE REAL ESTATE LIMITED PARTNERSHIP			1	150.12	150.04		Vine			2,894.45	19,505.00	11,473.13	182.91	1,952.33	150.13	1,789.28	15,377.1
5548-008-083	1045 VINE REAL ESTATE LIMITED PARTNERSHIP			1							290.40	2,110.00	-	19.79	211.20			230.1
5548-008-075	1045 VINE REAL ESTATE LIMITED PARTNERSHIP			1							216.08	1,570.00	-	14.72	157.15			171.1
5548-008-082	1045 VINE REAL ESTATE LIMITED PARTNERSHIP			1							189.93	1,380.00	-	12.94	138.13			151.1
5548-008-083	1045 VINE REAL ESTATE LIMITED PARTNERSHIP			1							207.82	1,510.00	-	14.18	151.14			165.1
5548-008-108	1045 VINE REAL ESTATE LIMITED PARTNERSHIP			1							189.93	1,380.00	-	12.94	138.13			151.1
5548-008-116	1045 VINE REAL ESTATE LIMITED PARTNERSHIP			1							247.73	1,800.00	-	16.88	180.17			197.1
5548-008-117	1045 VINE REAL ESTATE LIMITED PARTNERSHIP			1							282.87	1,910.00	-	17.91	191.18			209.1
5548-008-118	1045 VINE REAL ESTATE LIMITED PARTNERSHIP			1							232.59	1,680.00	-	15.85	168.16			185.1
5548-008-119	1045 VINE REAL ESTATE LIMITED PARTNERSHIP			1							123.87	900.00	-	8.44	80.08			98.1
5548-008-130	1045 VINE REAL ESTATE LIMITED PARTNERSHIP			1							282.87	1,910.00	-	17.91	191.18			209.1
5548-008-131	1045 VINE REAL ESTATE LIMITED PARTNERSHIP			1							345.45	2,510.00	-	23.54	251.24			274.1
5548-008-134	1045 VINE REAL ESTATE LIMITED PARTNERSHIP			1							238.72	1,720.00	-	16.13	172.16			188.1
5548-008-141	1045 VINE REAL ESTATE LIMITED PARTNERSHIP			1							324.81	2,380.00	-	22.13	238.22			258.1
5548-008-145	1045 VINE REAL ESTATE LIMITED PARTNERSHIP			1							272.50	1,980.00	-	16.57	188.19			216.1
5548-008-146	1045 VINE REAL ESTATE LIMITED PARTNERSHIP			1							178.82	1,300.00	-	12.19	130.12			142.1
5548-008-147	1045 VINE REAL ESTATE LIMITED PARTNERSHIP			1							254.81	1,850.00	-	17.35	185.17			202.1
5548-008-151	1045 VINE REAL ESTATE LIMITED PARTNERSHIP			1							381.98	2,830.00	-	24.68	283.25			287.1
5548-008-153	1045 VINE REAL ESTATE LIMITED PARTNERSHIP			1							253.24	1,840.00	-	17.25	184.17			201.1
5548-029-001	1080 VINE INVESTMENT COMPANY LLC	1080	VINE ST RM 00814	1	150.00	120.00		Hollywood			18,000.00	120,093.00	10,320.31	1,228.48	12,020.58			23,587.1
5548-030-027	1718 VINE ST LLC	1718	VINE ST	1	60.00						9,045.00	5,527.00	2,283.40	677.62	553.22			3,524.1
5548-030-034	1720 NORTH VINE LLC	1720	VINE ST	1	180.00						32,125.00	-	6,880.21	2,188.88	-			9,069.1
5548-030-033	1733 NORTH ARGYLE LLC			2	172.00						28,310.00	-	5,435.57	1,805.78	-	109.50	1,280.44	8,331.1
5548-004-006	1749 NORTH VINE STREET LLC	1754	IVAR AVE	3	167.80						34,104.00	-	5,130.47	1,822.67	-			6,853.1
5548-004-020	1749 NORTH VINE STREET LLC	1749	VINE ST	1	151.00						27,488.40	-	5,771.73	1,872.83	-			7,644.1
5548-004-021	1749 NORTH VINE STREET LLC	1755	VINE ST	1	50.00						9,104.00	-	1,911.17	620.31	-			2,531.1
5548-030-028	1750 NORTH VINE LLC	1750	VINE ST	1	238.00	80.00		Yucca			51,838.00	82,918.00	10,993.30	3,531.92	8,299.38			22,824.1
5548-030-031	1750 NORTH VINE LLC	6270	YUCCA ST	2	50.00						1,735.00	-	1,580.11	105.89	-			1,686.1
5548-030-032	1750 NORTH VINE LLC	6272	YUCCA ST	2	85.00	20.00		Vine		23.60	3,412.00	-	4,196.48	208.25	-			4,404.1
5548-004-027	1777 VINE LP	1771	VINE ST	1	84.00	142.55		Yucca			15,843.00	63,885.00	7,715.65	1,065.88	5,373.53			14,155.1
5547-010-005	333 WEST 22ND ASSOCIATES LL	1749	N LAS PALMAS AVE	2	63.00	181.80		Yucca			11,441.00	10,432.00	7,729.89	698.28	883.46			9,311.1
5548-027-004	8104 HOLLYWOOD LLC	8104	HOLLYWOOD BLVD	1	100.00						19,145.00	-	3,822.34	1,304.47	-			5,128.1
5548-027-016	8104 HOLLYWOOD LLC			3	50.00						8,300.00	-	1,385.84	442.41	-			1,809.1
5548-027-017	8104 HOLLYWOOD LLC	1845	N GOWER ST	3	60.00						5,700.00	7,234.00	1,639.13	303.83	545.83			2,488.1
5548-027-018	8104 HOLLYWOOD LLC			3	130.00	80.00		Hollywood			10,934.00	-	6,609.31	582.82	-			7,192.1
5548-009-004	8324 HOLLYWOOD ASSOCIATES LLC	8324	HOLLYWOOD BLVD	1	74.00						11,100.00	21,808.00	2,828.53	758.32	2,162.83	74.00	872.08	6,819.1
5548-009-026	8340 HOLLYWOOD ASSOCIATES LLC	8340	HOLLYWOOD BLVD	1	58.00	200.00		Ivar			12,800.00	21,094.00	8,537.39	872.15	2,111.38			11,620.1
5548-007-022	8417 SELMA LLC	8417	SELMA AVE	2	62.00						14,157.00	27,778.00	1,959.34	864.05	2,352.28	224.96	2,651.12	7,288.1
5548-007-001	8438 HOLLYWOOD EAT LLC	8438	HOLLYWOOD BLVD	1	50.00	130.00		Willcox			6,513.00	12,000.00	6,019.45	443.77	1,201.13			7,684.1
5547-016-002	8508 HOLLYWOOD HOLDINGS LLC	8508	HOLLYWOOD BLVD	1	50.00						8,825.00	8,000.00	1,911.17	587.88	800.75			3,299.1
5547-016-005	8524 HOLLYWOOD ASSOCIATES LLC	8524	HOLLYWOOD BLVD	1	139.00	172.50		Schrader			23,909.00	23,871.00	10,025.54	1,829.08	2,369.32			14,023.1
5547-015-018	8544 HOLLYWOOD BOULEVARD LLC	8544	HOLLYWOOD BLVD	1	100.00	120.00		Schrader			12,000.00	18,201.00	7,100.59	817.84	1,821.81	100.00	1,178.49	10,918.1
5547-004-034	8800 YUCCA STREET LIMITED PARTNERSHIP	8800	YUCCA ST	2	185.00	85.00		Whitely			15,725.00	37,414.00	8,168.50	959.75	3,168.50			12,296.1
5547-004-001	8801 HOLLYWOOD ASSOCIATES LLC	8801	HOLLYWOOD BLVD	1	93.00	115.00		Whitely			10,838.00	23,152.00	8,688.44	724.84	2,317.37			9,738.1
5547-010-012	8741 HOLLYWOOD ASSOCIATES LLC	8743	HOLLYWOOD BLVD	1	40.00	140.00		McCadden			5,600.00	10,400.00	5,353.57	381.58	1,040.88			6,778.1
5547-011-015	8753 HOLLYWOOD ASSOCIATES LLC	8753	HOLLYWOOD BLVD	1	77.00	150.00		McCadden			11,810.00	65,108.00	7,041.02	791.08	6,518.71			14,348.1
5547-011-016	8755 HOLLYWOOD ASSOCIATES LLC	8755	HOLLYWOOD BLVD	1	75.00						11,795.00	23,825.00	2,868.75	803.67	2,384.72			6,035.1
5548-007-014	7080 HOLLYWOOD LLC	7080	HOLLYWOOD BLVD	1	298.00	98.74		La Brea		10.00	41,184.00	205,284.00	14,863.19	2,808.13	20,547.86	271.00	3,193.70	41,230.1
5548-006-014	845 EAST JONES LLC	1780	WILCOX AVE	2	80.00						15,892.00	41,800.00	2,528.17	957.73	3,539.84			7,025.1
5547-007-015	A COMMUNITY OF FRIENDS	1740	N HUDSON AVE	3	57.80						4,138.16	3,834.72	1,573.56	220.47	288.24			2,083.1
5547-007-017	A COMMUNITY OF FRIENDS	1752	N HUDSON AVE	3	60.00						4,280.00	1,272.00	1,539.13	227.07	95.94			1,982.1
5547-007-000	A COMMUNITY OF FRIENDS	1740	N HUDSON AVE REAR	3	-						2,003.00	384.00	-	106.77	28.96			135.1
5548-028-013	AMAR PROPERTIES LLC	1808	ARGYLE AVE	2	45.00						4,050.00	7,580.00	1,422.10	247.18	840.24			2,308.1
5547-015-031	AMBER ENTERPRISES INC	8648	HOLLYWOOD BLVD	1	125.00	140.68		Cherokee			17,848.00	27,022.00	8,620.58	1,202.34	2,704.73			12,527.1
5548-002-017	AMDA INC	8383	YUCCA ST	2	58.00						9,080.50	11,070.00	1,632.93	552.99	1,013.71			3,399.1
5548-003-016	AMDA INC	8301	YUCCA ST	2	160.31	88.48		Vine		33.84	17,338.80	35,492.00	9,441.12	1,058.13	3,005.73			13,504.1
5548-003-019	AMDA INC	8333	YUCCA ST	2	62.00	75.00		Ivar			4,748.00	2,408.00	4,008.24	289.79	203.93			4,501.1
5548-003-020	AMDA INC	8321	YUCCA ST	2	121.00						10,890.00	-	3,823.88	684.65	-			4,488.1
5547-014-043	AMERICAN CINEMATHEQUE	6708	HOLLYWOOD BLVD	1	74.27	184.60		McCadden			39,480.00	25,974.00	7,881.80	2,890.03	2,599.84			13,171.1
5548-027-002	AMERICAN LEGION			3	50.00						8,300.00	-	1,385.84	442.41	-			1,808.1
5548-027-000	AMERICAN LEGION DEPT OF CALIF	1628	N EL CENTRO AVE	3	280.00						50,980.00	77,004.00	7,102.89	2,716.32	5,808.10	187.00	1,988.07	17,585.1
5548-027-003	AMERICAN LEGION HOLLYWOOD POST NO 43	1607	N GOWER ST	3	130.00	188.00		Selma			25,520.00	98,698.00	9,429.45	1,360.29	7,444.24			18,233.1
5547-016-017	AMESTOY MARGOT	1600	N HUDSON AVE	2	110.00	130.00		Selma			14,300.00	-	7,584.52	872.78	-			8,457.1
5548-005-023	ANDRAOS GEORGE	8340	YUCCA ST	2	65.00	80.75		Willcox			5,608.00	3,462.00	2,880.13	342.27	293.19			4,895.1
5547-007-001	AP LIDO LLC	8500	YUCCA ST	2	280.00	122.11		Willcox		15.72	23,784.00	93,835.00	13,204.34	1,451.61	7,929.73			22,585.1
5547																		

## HED Assessment Roll

6/27/2008

ASSESSOR'S PARCEL NUMBER (APN)	OFFICIAL PROPERTY OWNER NAME	SITUS NO.	SITUS STREET	ZONE	STREET FRONTAGE (SF)	SF 2	SF 3	SF 2 STREET NAME	SF 3 STREET NAME	SF CORNER	LAND AREA	BUILDING AREA	STREET FRONTAGE ASSESSMENT	LAND AREA ASSESSMENT	BUILDING AREA ASSESSMENT	ALLEY LENGTH	ZONE A ASSESSMENT	TOTAL ASSESSMENT
5546-009-133	ARANA PRICE & TOMAS			1							123.87	900.00		8.44	80.08			88.5
5546-028-027	ARE YOU HIGH LLC	1807	N EL CENTRO AVE	3	50.00						3,920.00	6,574.00	1,385.94	209.95	495.65			2,070.7
5546-028-014	ARGYLE INVESTMENT PARTNERS LLC	1800	ARGYLE AVE	2	50.00	90.00		Selma		-	4,516.00	8,930.00	4,424.30	275.63	756.28			5,456.1
5547-014-012	ARIAN JACK	6862	HOLLYWOOD BLVD	1	78.00						8,324.00	9,260.00	2,981.42	635.30	928.87	77.70	915.88	5,459.2
5547-014-016	ARIAN JACK	0		3	10.00						1,811.00	-	273.19	85.87	-	181.03	1,897.72	2,256.7
5547-004-042	ARIRANG HOUSING INC	0		3	50.40						9,324.00	25,478.00	1,378.87	497.00	1,821.55			3,795.5
5546-008-001	ARLAK INC	1854	N CAHUENGA BLVD	1	115.00	55.00		Hollywood		-	8,325.00	12,650.00	6,497.98	430.96	1,268.19	55.00	848.17	8,843.2
5546-008-018	ARLAK INC	1845	COSMO ST	3	35.00						2,275.00	-	958.16	121.28	-	100.00	1,176.49	2,255.9
5546-008-007	ARLOTT ROSE	1820	N CAHUENGA BLVD	1	80.00						6,400.00	1,041.00	3,057.87	438.07	104.20	80.00	942.79	4,540.9
5546-002-405	ASSOCIATION FOR BETTER LIVING AND EDUCATION	7065	HOLLYWOOD BLVD	1	128.00	130.00		Sycamore		-	16,759.43	73,294.00	8,444.04	1,141.83	7,338.27			16,922.2
5546-009-068	AYOUB ZIAD G			1							297.28	2,180.00	-	20.28	216.20			238.4
5546-030-075	BAILEY ADAM			1							122.74	880.00	-	8.36	86.08			84.4
5546-009-079	BALASCO BYRON			1							232.59	1,680.00	-	15.85	189.16			185.0
5546-008-004	BANAYAN EHTERAM	1840	N CAHUENGA BLVD	1	50.00						4,000.00	7,970.00	1,811.17	272.55	797.75	130.00	1,532.03	4,513.5
5546-004-013	BARMAAN JAMSHID	6319	HOLLYWOOD BLVD	1	47.00						7,238.00	7,238.00	1,798.50	493.17	724.48			3,014.1
5547-008-407	BARR IRVING	6549	HOLLYWOOD BLVD	1	35.00						4,750.00	-	1,337.82	323.85	-			1,661.4
5546-008-002	BATMANGHELICH KAMBIZ	6374	HOLLYWOOD BLVD	1	55.00						5,500.00	7,150.00	2,102.29	374.75	715.87	55.00	848.17	3,840.8
5546-005-013	BATMANGHELICH KAMBIZ & MONIREH	6383	HOLLYWOOD BLVD	1	83.00						9,017.00	12,870.00	3,172.54	614.39	1,288.21	48.50	548.00	5,823.1
5546-008-401	BECKER LARRY DECD OF	1728	WILCOX AVE	2	105.00						20,596.00	13,606.00	3,318.23	1,257.04	1,152.28			5,727.5
5546-009-152	BEHDINIAN KHORSHID			1							287.00	1,940.00	-	18.19	194.18			212.3
5546-009-112	BELPEDIO LOUIS			1							173.41	1,280.00	-	11.82	128.12			137.6
5547-007-011	BELSON BUILDING LLC	6505	HOLLYWOOD BLVD	1	139.00						16,728.00	24,000.00	5,313.05	1,139.79	2,402.25			8,555.0
5546-007-018	BENBAROUKH LLC	1800	WILCOX AVE	2	70.00	90.40		Selma		7.00	6,876.00	4,805.00	5,290.20	407.48	408.92			6,104.6
5546-007-023	BENBAROUKH LLC	8421	SELMA AVE	2	68.00						11,878.00	11,848.00	2,085.74	731.12	1,003.21			3,820.0
5546-007-024	BENBAROUKH LLC	8425	SELMA AVE	2	35.00						2,526.00	4,410.00	1,106.06	154.17	373.47			1,633.7
5546-027-013	BERNARDS PARKING SYSTEMS & SERVICES INC.	1817	N GOWER ST	3	50.00						8,300.00	1,300.00	1,385.84	442.41	98.05			1,806.4
5546-005-002	BOECKMANN BERT & JANE	1754	N CAHUENGA BLVD	1	135.00						22,369.00	-	5,180.18	1,525.51	-			6,885.6
5546-005-022	BOECKMANN BERT & JANE	1783	IVAR AVE	3	80.00						10,454.40	-	1,839.13	557.25	-			2,188.3
5546-005-027	BOECKMANN BERT & JANE	0		3	78.75						14,546.00	-	2,161.38	775.51	-			2,928.8
5546-005-028	BOECKMANN BERT & JANE	1750	N CAHUENGA BLVD	1	180.00						30,971.20	-	6,880.21	2,110.27	-			8,990.4
5546-005-008	BOLOUR RAFATOLLAH	1720	N CAHUENGA BLVD	1	50.00						8,493.00	-	1,911.17	578.88	-			2,489.6
5546-005-009	BOLOUR RAFATOLLAH	1716	N CAHUENGA BLVD	1	60.00						10,148.00	10,408.00	2,293.40	681.52	1,041.78	171.50	2,021.10	8,047.8
5546-005-010	BOLOUR RAFATOLLAH	6381	HOLLYWOOD BLVD	1	94.00	125.00		Cahuenga		-	11,750.00	62,432.00	8,370.82	800.80	6,249.08	94.00	1,107.78	16,528.3
5547-010-013	BOLOUR TRUST NUMBER THREE	8741	HOLLYWOOD BLVD	1	28.00						3,640.00	6,780.00	983.81	248.02	676.63			1,818.4
5547-004-012	BRICK RESURRECTION ON CHEROKEE	1748	N CHEROKEE AVE	2	135.00	185.00		Yucca		-	24,975.00	72,018.00	10,112.70	1,524.31	8,098.86			17,735.6
5546-009-138	BROWN KENNETH			1							286.27	2,080.00	-	19.51	208.20			227.7
5546-008-088	BROWN NICHOLAS			1							216.08	1,570.00	-	14.72	157.15			171.6
5546-008-107	BUCHSCHACHER GARY L JR			1							238.72	1,720.00	-	16.13	172.18			188.2
5546-008-006	BUENA VISTA THEATRES INC	8840	HOLLYWOOD BLVD	1	85.00			Ivar			15,242.00	34,278.00	3,248.99	1,038.54	3,430.81	65.00	1,001.71	8,720.0
5546-004-011	BUILDING MANAGEMENT SERVICES	8331	HOLLYWOOD BLVD	1	75.00	150.00		Ivar			11,250.00	132,312.00	8,984.57	788.54	13,243.81			20,974.7
5546-005-014	BUILDING MANAGEMENT SERVICES	8349	HOLLYWOOD BLVD	1	135.00	140.00		Ivar			20,850.00	28,024.00	8,884.79	1,407.02	2,805.03	160.00	1,885.58	15,082.4
5546-005-015	BUILDING MANAGEMENT SERVICES	1715	IVAR AVE	3	75.00						13,373.00	1,160.00	2,048.91	712.82	87.49	171.50	2,021.10	4,870.3
5547-012-018	BUILDING MANAGEMENT SERVICES	8724	HOLLYWOOD BLVD	1	123.00	140.00		McCadden			17,257.00	47,080.00	8,528.11	1,175.83	4,713.42	123.27	1,452.72	15,888.0
5546-007-027	C AND C PARTNERSHIP	1841	N CAHUENGA BLVD	1	125.00						13,188.00	8,272.00	4,777.92	898.58	827.98	165.50	1,950.40	8,454.8
5546-008-008	CAHUENGA MI AMOR LLC	1824	N CAHUENGA BLVD	1	80.00						6,400.00	6,400.00	3,057.87	438.07	640.80	80.00	942.79	5,077.3
5546-008-001	CALIFORNIA DRIVE IN THEATRES INC	8413	HOLLYWOOD BLVD	1	65.00						6,500.00	-	2,484.52	442.89	-	65.00	766.02	3,693.4
5546-008-017	CAMARATA PAUL C	1801	IVAR AVE	2	50.00	147.00	50.00	Selma	Cosmo	-	7,350.00	5,300.00	7,591.57	448.99	448.84			8,489.0
5546-004-028	CAMERON CINDY	6318	YUCCA ST	2	91.00						4,202.00	6,698.00	2,875.80	256.48	567.07			3,699.3
5546-009-090	CASIRUA JOHN & JANICE			1							247.73	1,800.00	-	16.88	180.17			197.0
5546-008-004	CENTURY LIFE OF AMERICA	8835	HAWTHORN AVE	3	60.00						9,919.00	-	1,839.13	528.71	-	60.00	707.09	2,874.0
5546-008-016	CENTURY LIFE OF AMERICA	8834	HOLLYWOOD BLVD	1	85.00						5,100.00	36,210.00	3,248.99	347.50	3,624.40	60.00	707.09	7,927.9
5546-008-018	CENTURY LIFE OF AMERICA	8838	HOLLYWOOD BLVD	1	39.00						17,140.00	37,920.00	1,480.71	1,167.88	3,785.56	243.32	2,867.49	9,321.6
5547-013-001	CFRI NCA HOLLYWOOD VENTURE II LLC	6735	SELMA AVE	2	148.27	50.00		McCadden Place		-	7,405.20	-	6,051.59	451.89	-			8,503.5
5547-013-002	CFRI NCA HOLLYWOOD VENTURE II LLC			3	4.00						2,787.80	-	109.28	148.80	-			257.8
5547-013-003	CFRI NCA HOLLYWOOD VENTURE II LLC	1807	N MCCADDEN PL	3	48.00						4,817.40	24,191.00	1,258.88	246.12	1,824.83			3,327.4
5547-013-004	CFRI NCA HOLLYWOOD VENTURE II LLC			3	50.00						7,405.20	-	1,365.84	394.72	-			1,780.6
5547-013-005	CFRI NCA HOLLYWOOD VENTURE II LLC			3	50.00						7,405.20	-	1,365.84	394.72	-			1,780.6
5547-013-008	CFRI NCA HOLLYWOOD VENTURE II LLC	1622	N HIGHLAND AVE	1	40.00	120.70		Hawthorn		14.08	8,490.40	10,894.00	5,363.73	442.23	1,080.42	50.00	589.24	7,485.6
5547-013-009	CFRI NCA HOLLYWOOD VENTURE II LLC	1610	N HIGHLAND AVE	1	100.00						13,070.00	2,088.00	3,822.34	890.64	210.00	100.00	1,178.49	6,101.3
5547-013-011	CFRI NCA HOLLYWOOD VENTURE II LLC	1809	N HIGHLAND AVE	1	40.00	120.72		Selma		14.21	8,490.40	-	5,887.10	442.23	-	50.00	589.24	6,918.5
5547-013-013	CFRI NCA HOLLYWOOD VENTURE II LLC	6768	HAWTHORN AVE	3	50.00						6,250.00	-	1,365.84	333.14	-			1,699.0
5547-013-015	CFRI NCA HOLLYWOOD VENTURE II LLC	6757	SELMA AVE	2	50.00						6,250.00	3,744.00	1,580.11	381.48	317.07			2,278.8
5547-013-016	CFRI NCA HOLLYWOOD VENTURE II LLC	6781	SELMA AVE	2	50.00						6,250.00	4,884.00	1,580.11	381.46	413.81	125.00	1,473.11	3,848.2
5547-014-035	CFRI NCA HOLLYWOOD VENTURE II LLC	1822	N MCCADDEN PL	3	50.00						7,414.00	-	1,365.84	395.19	-			1,781.1
5547-014-036	CFRI NCA HOLLYWOOD VENTURE II LLC	1816	N MCCADDEN PL	3	50.00						7,414.00	-	1,365.84	395.19	-			1,781.1
5547-014-037	CFRI NCA HOLLYWOOD VENTURE II LLC	1812	N MCCADDEN PL	3	50.00						7,414.00	-	1,365.84	395.19	-			1,781.1
5547-014-038	CFRI NCA HOLLYWOOD VENTURE II LLC	1808	N MCCADDEN PL	3	50.00			Selma		-	7,414.00	-	1,365.84	395.19	-			1,781.1
5547-014-039	CFRI NCA HOLLYWOOD VENTURE II LLC	1800	N MCCADDEN PL	2	50.00	148.27		Selma		-	7,414.00	-	6,265.78	452.50	-			6,718.2
5546-033-015	CFRI NCA HOLLYWOOD VENTURE LLC	1800	ARGYLE AVE STE 510	2	112.00	174.79		Yucca		-	19,802.00	38,478.00	8,083.19	1,196.37	3,258.81			13,518.1
5546-009-108	CHAI LAWRENCE			1							123.87	900.00	-	8.44	90.08			88.5
5546-027-001	CHAN KENNETH K & JULIE	6140	HOLLYWOOD BLVD	1	77.00	195.00												

## HED Assessment Roll

6/27/2008

ASSESSOR'S PARCEL NUMBER (APN)	OFFICIAL PROPERTY OWNER NAME	SITUS NO.	SITUS STREET	ZONE	STREET FRONTAGE (SF)	SF 2	SF 3	SF 2 STREET NAME	SF 3 STREET NAME	SF CORNER	LAND AREA	BUILDING AREA	STREET FRONTAGE ASSESSMENT	LAND AREA ASSESSMENT	BUILDING AREA ASSESSMENT	ALLEY LENGTH	ZONE A ASSESSMENT	TOTAL ASSESSMENT
5548-004-032	CHEVRON U S A INC	1775	N HIGHLAND AVE	1	48.00						7,180.00	-	1,872.95	488.22	-			2,362.1
5548-004-033	CHEVRON U S A INC	1789	N HIGHLAND AVE	1	51.00						6,870.00	-	1,949.39	488.10	-			2,417.4
5548-004-048	CHEVRON USA INC	1787	N HIGHLAND AVE	1	73.25	150.00		Franklin Avenue		31.41	12,700.00	2,072.00	8,089.28	885.33	207.39			9,171.0
5548-006-008	CIM 6804 HOLLYWOOD LLC	6802	HOLLYWOOD BLVD	1	100.00						17,832.00	28,188.00	3,822.34	1,221.82	2,818.25	100.00	1,178.49	8,841.9
5548-004-022	CIM 6811 HOLLYWOOD GCT LP	6811	HOLLYWOOD BLVD	1	140.00						35,000.00	35,214.00	5,351.27	2,384.78	3,524.70			11,280.7
5548-006-010	CIM 6822 HOLLYWOOD LLC	6827	HAWTHORN AVE	3	150.42	138.00		Hawthorn		23.46	24,915.00	88,558.00	8,465.55	1,328.04	7,433.88	151.00	1,778.51	19,006.7
5548-006-011	CIM 6822 HOLLYWOOD LLC	6930	HOLLYWOOD BLVD	1	189.00	189.32		Orange		31.42	38,784.00	191,717.00	12,777.83	2,504.97	19,189.88	209.00	2,483.04	36,935.3
5548-007-010	CIM 7048 HOLLYWOOD LP	7048	HOLLYWOOD BLVD	1	81.00	114.47		Sycamore		-	8,520.00	51,408.00	5,458.81	444.25	5,145.82			11,048.6
5548-007-011	CIM 7048 HOLLYWOOD LP	1870	N SYCAMORE AVE	3	80.00						11,840.00	35,738.00	1,839.13	831.11	2,695.42	144.52	1,703.15	6,688.8
5548-007-012	CIM 7048 HOLLYWOOD LP	7044	HOLLYWOOD BLVD	1	5.00						1,230.00	-	191.12	83.81	-			274.9
5547-004-002	CIM EISEN HOLLYWOOD LLC	6811	HOLLYWOOD BLVD	1	58.00						6,823.00	4,130.00	2,255.18	464.90	413.39			3,133.4
5547-004-003	CIM EISEN HOLLYWOOD LLC	6815	HOLLYWOOD BLVD	1	38.00						4,533.00	2,730.00	1,480.71	308.88	273.28			2,072.8
5547-004-004	CIM EISEN HOLLYWOOD LLC	6819	HOLLYWOOD BLVD	1	40.00						4,800.00	8,808.00	1,628.94	313.43	881.61			2,703.9
5547-004-005	CIM EISEN HOLLYWOOD LLC	6823	HOLLYWOOD BLVD	1	46.00						5,319.00	3,578.00	1,758.28	382.42	557.84			2,478.8
5547-004-006	CIM EISEN HOLLYWOOD LLC	6827	HOLLYWOOD BLVD	1	93.00	120.00		Cherokee		-	11,100.00	13,118.00	6,833.03	758.32	1,313.03			8,902.3
5548-006-005	CIM H AND H 1851 HIGHLAND LP	0		3	80.00						9,919.00	-	1,839.13	528.71	-	80.00	707.09	2,874.9
5548-006-007	CIM H AND H 1851 HIGHLAND LP	0		3	120.00						18,838.00	-	3,278.26	1,057.42	-	120.00	1,414.18	5,749.8
5548-006-009	CIM H AND H 1851 HIGHLAND LP	0		3	80.00						9,919.00	-	1,839.13	528.71	-	80.00	707.09	2,874.9
5548-006-012	CIM H AND H 1851 HIGHLAND LP	1651	S HIGHLAND AVE	1	55.00						7,789.00	7,082.00	2,102.28	531.40	709.87	142.00	1,873.45	5,017.0
5548-006-013	CIM H AND H 1851 HIGHLAND LP	1839	N HIGHLAND AVE	1	100.00	132.00		Hawthorn		14.10	15,590.00	13,884.00	7,967.37	1,082.25	1,390.70			10,420.3
5548-004-034	CIM H AND H HOTEL LP	1783	N HIGHLAND AVE	1	58.00						6,750.00	70,805.00	1,911.17	459.92	7,097.15			9,488.2
5548-004-042	CIM H AND H HOTEL LP			1	-						5,004.30	-	-	340.98	-			340.9
5548-004-055	CIM H AND H HOTEL LP	1755	N HIGHLAND AVE	1							4,838.88	25,874.00	-	329.55	2,589.84			2,829.3
5548-004-058	CIM H AND H HOTEL LP	1755	N HIGHLAND AVE	1							4,838.88	18,552.00	-	328.55	1,858.84			2,188.4
5548-004-060	CIM H AND H HOTEL LP	1755	N HIGHLAND AVE	1							6,348.84	88,395.00	-	588.72	6,845.73			7,214.4
5548-004-063	CIM H AND H HOTEL LP	1755	N HIGHLAND AVE	1							7,485.23	58,177.00	-	510.02	5,823.18			6,333.1
5548-004-066	CIM H AND H HOTEL LP	1755	N HIGHLAND AVE	1							6,348.84	341,038.00	-	588.72	34,135.58			34,704.3
5548-004-037	CIM H AND H RETAIL LP			1	189.84	45.01		Hollywood		21.28	1,358.01	-	9,024.92	82.53	-			9,117.4
5548-004-039	CIM H AND H RETAIL LP			3	-						9,908.51	-	-	528.15	-			528.1
5548-004-041	CIM H AND H RETAIL LP			1	-						13,354.95	-	-	909.98	-			909.9
5548-004-045	CIM H AND H RETAIL LP	6801	HOLLYWOOD BLVD	1							8,400.89	-	-	572.39	-			572.3
5548-004-046	CIM H AND H RETAIL LP	0		1							942.14	-	-	84.19	-			84.1
5548-004-047	CIM H AND H RETAIL LP	0		1							8,515.92	-	-	443.97	-			443.9
5548-004-048	CIM H AND H RETAIL LP	0		1							3,455.54	-	-	235.45	-			235.4
5548-004-050	CIM H AND H RETAIL LP	6801	HOLLYWOOD BLVD	1	40.08	281.08		Highland		21.28	5,977.42	-	13,089.83	407.28	-			13,496.1
5548-004-051	CIM H AND H RETAIL LP	6801	HOLLYWOOD BLVD	1	-						5,815.88	47,324.00	-	398.27	4,738.84			5,133.1
5548-004-052	CIM H AND H RETAIL LP	6801	HOLLYWOOD BLVD	1	62.04	-					1,838.78	-	2,371.38	125.29	-			2,498.6
5548-004-053	CIM H AND H RETAIL LP	6801	HOLLYWOOD BLVD	1							5,815.88	28,303.00	-	398.27	2,832.95			3,229.2
5548-004-054	CIM H AND H RETAIL LP	6801	HOLLYWOOD BLVD	1							14,847.36	9,327.00	-	998.02	939.57			1,931.5
5548-004-057	CIM H AND H RETAIL LP	6801	HOLLYWOOD BLVD	1							5,328.81	22,122.00	-	363.08	2,214.27			2,577.3
5548-004-058	CIM H AND H RETAIL LP	6801	HOLLYWOOD BLVD	1							18,585.98	42,744.00	-	1,130.11	4,278.41			5,408.5
5548-004-059	CIM H AND H RETAIL LP	6801	HOLLYWOOD BLVD	1							15,508.97	34,402.00	-	1,058.73	3,443.43			4,500.1
5548-004-061	CIM H AND H RETAIL LP	6801	HOLLYWOOD BLVD	1							5,438.81	22,820.00	-	370.59	2,294.15			2,664.7
5548-004-062	CIM H AND H RETAIL LP	6801	HOLLYWOOD BLVD	1							16,370.58	33,380.00	-	1,115.43	3,342.13			4,457.5
5548-004-064	CIM H AND H RETAIL LP	6801	HOLLYWOOD BLVD	1							5,438.81	42,884.00	-	370.59	4,284.40			4,654.9
5548-004-065	CIM H AND H RETAIL LP	6801	HOLLYWOOD BLVD	1							17,124.49	28,197.00	-	1,166.80	2,822.34			3,989.1
5548-004-067	CIM H AND H RETAIL LP	6801	HOLLYWOOD BLVD	1							5,800.46	3,840.00	-	381.80	384.34			745.9
5548-004-068	CIM H AND H RETAIL LP	6801	HOLLYWOOD BLVD	1							17,018.79	-	-	1,158.48	-			1,158.4
5548-002-048	CIM URBAN REIT PROPERTIES I LP	7083	HOLLYWOOD BLVD	1	150.00	265.00		El Cerrito		28.71	38,420.00	134,436.00	13,993.83	2,817.80	13,458.21			30,067.9
5548-004-014	CITY NATIONAL BANK TR	6315	HOLLYWOOD BLVD	1	80.00						9,240.00	18,480.00	2,283.40	628.58	1,849.73			4,772.7
5548-028-001	CLARETT HOLLYWOOD LLC LESSEE	6240	HOLLYWOOD BLVD	1	60.00	130.00		Argyle		-	7,800.00	-	8,401.88	531.46	-			6,933.1
5548-028-002	CLARETT HOLLYWOOD LLC LESSEE	6200	HOLLYWOOD BLVD	1	117.00						15,210.00	-	4,472.14	1,038.36	-			5,508.4
5548-028-003	CLARETT HOLLYWOOD LLC LESSEE	6180	HOLLYWOOD BLVD	1	80.00						10,400.00	-	3,057.87	708.82	-			3,768.4
5548-028-010	CLARETT HOLLYWOOD LLC LESSEE	6150	HOLLYWOOD BLVD	1	115.00	130.00		El Centro		-	14,950.00	-	7,947.13	1,018.84	-			8,965.7
5548-028-011	CLARETT HOLLYWOOD LLC LESSEE	1814	ARGYLE AVE	2	40.00						3,600.00	2,310.00	1,284.09	219.72	195.83			1,879.4
5548-028-019	CLARETT HOLLYWOOD LLC LESSEE	0		3	20.00						87.00	-	546.38	4.84	-			551.0
5548-028-022	CLARETT HOLLYWOOD LLC LESSEE	0		3	55.00						5,009.00	-	1,502.63	288.89	-			1,789.5
5548-028-023	CLARETT HOLLYWOOD LLC LESSEE	1831	N EL CENTRO AVE	3	45.00						3,863.00	-	1,228.35	205.91	-			1,435.2
5548-028-024	CLARETT HOLLYWOOD LLC LESSEE	1831	VISTA DEL MAR ST	3	85.85	45.40		El Centro		-	3,897.00	-	3,585.98	207.72	-			3,783.3
5548-028-034	CLARETT HOLLYWOOD LLC LESSEE	1840	ARGYLE AVE	2	260.00						48,380.00	-	8,216.57	2,851.57	-			11,188.1
5548-028-035	CLARETT HOLLYWOOD LLC LESSEE	1843	N EL CENTRO AVE	3	115.00						21,390.00	-	3,141.88	1,140.15	-			4,281.8
5548-031-001	CLARETT HOLLYWOOD LLC LESSEE	6201	HOLLYWOOD BLVD	1	157.00	380.00	380.00	Argyle	Vista Del Mar	-	88,846.00	11,702.00	27,212.62	3,869.86	1,171.30			32,243.5
5548-031-006	CLARETT HOLLYWOOD LLC LESSEE	0		2	50.00	50.00		Carlos			7,871.00	-	2,948.05	480.39	-			3,428.4
5548-032-008	CLARETT HOLLYWOOD LLC LESSEE	8140	CARLOS AVE	3	56.00						-	-	-	-	-			0.01
5548-032-009	CLARETT HOLLYWOOD LLC LESSEE	6142	CARLOS AVE	3	56.00						9,800.00	-	1,529.85	522.37	-			2,052.2
5548-032-025	CLARETT HOLLYWOOD LLC LESSEE	0		3	350.00	273.00	111.79	Hollywood	Carlos	-	70,132.00	23,304.00	23,050.53	3,738.25	1,757.73			28,546.5
5548-009-121	CLARK DANIEL & DEBORAH			1							189.93	1,380.00	-	12.94	138.13			151.0
5548-029-923	CLARK ROSALIE	8269	SELMA AVE	2	42.00						3,360.00	-	1,327.29	205.07	-			1,532.3
5548-028-924	CLARK ROSALIE	0		2	40.00						4,554.00	-	1,284.03	277.95	-			1,542.0
5547-007-018	CLAY STEPHEN D	1748	N HUDSON AVE	3	60.00						4,260.00	1,580.00	1,639.13	227.07	117.68			1,983.8
5545-004-004	CLOVER TRUST 1997 1	5870	HOLLYWOOD BLVD	2	130.07	100.07		Bronson		31.34	17,879.00	1,824.00	7,834.70	1,081.21	137.53			9,083.4
5548-028-020	COBIN MICHAEL & ROSEMARIE	1821	VISTA DEL MAR ST	3	54.84						5,270.80	1,463.00	1,498.16	280.95	110.35			1,889.4

## HED Assessment Roll

6/27/2008

ASSESSOR'S PARCEL NUMBER (APN)	OFFICIAL PROPERTY OWNER NAME	SITUS NO.	SITUS STREET	ZONE	STREET FRONTAGE (SF)	SF 2	SF 3	SF 2 STREET NAME	SF 3 STREET NAME	SF CORNER	LAND AREA	BUILDING AREA	STREET FRONTAGE ASSESSMENT	LAND AREA ASSESSMENT	BUILDING AREA ASSESSMENT	ALLEY LENGTH	ZONE A ASSESSMENT	TOTAL ASSESSMENT
5548-009-005	COHN DOV & SHEILA E	8320	HOLLYWOOD BLVD	1	51.00						7,650.00	19,891.00	1,849.39	521.24	1,980.97	51.00	801.03	5,062.85
5548-009-006	COMMUNITY REDEVELOPMENT AGENCY OF L A CITY	1801	VINE ST	1	65.00	181.50		Selma		-	11,788.00	488.00	8,220.32	803.87	46.84			9,071.03
5548-009-007	COMMUNITY REDEVELOPMENT AGENCY OF L A CITY	1001	VINE ST	1	35.00						6,353.00	1,290.00	1,337.82	432.87	129.12			1,899.8
5548-009-110	CONWAY VALERIE			1							136.25	990.00	-	9.28	89.09			108.31
5548-009-085	COOK JONATHAN D			1							294.53	2,140.00	-	20.07	214.20			234.2
5548-009-067	CORSO PERI			1							123.87	900.00	-	8.44	90.08			98.5
5547-014-027	CROSS ROADS PROPERTIES	1606	N LAS PALMAS AVE	3	56.00						6,229.00	1,850.00	1,629.85	332.02	139.54			2,001.4
5547-014-028	CROSS ROADS PROPERTIES	6875	SELMA AVE	2	111.00	56.00		Las Palmas		-	6,205.00	-	5,037.69	378.71	-			5,416.4
5547-014-028	CROSS ROADS PROPERTIES I LLC	6883	SELMA AVE	2	50.00						5,682.80	-	1,580.11	345.82	-			1,925.7
5548-028-030	CRP GROUP LLC	1604	VISTA DEL MAR ST	3	50.00						3,850.00	1,800.00	1,365.94	205.22	135.77			1,706.0
5545-002-033	D D D AND ASSOCIATES	8051	HOLLYWOOD BLVD	2	76.98	134.88		Gower		31.43	28,980.00	22,826.00	7,113.48	1,788.74	1,941.55			10,823.7
5547-012-009	DADIGAN DONELLE	1866	N HIGHLAND AVE	1	197.00	120.72		Hawthorn			24,263.00	34,992.00	10,827.93	1,853.20	3,502.48	141.80	1,868.74	17,852.3
5548-009-085	DAFTARI BABAK & ILANA			1							189.93	1,360.00	-	12.94	138.13			151.0
5548-027-010	DAMORE JOSEPH P TRUSTEE	1801	N GOWER ST	3	45.00	166.00		Selma		-	7,470.00	11,582.00	8,475.31	398.17	874.34			7,747.8
5547-014-014	DAN ZELDA	6870	HOLLYWOOD BLVD	1	42.00						5,052.00	5,000.00	1,605.38	344.23	500.47	42.15	496.73	2,848.8
5547-009-002	DARAKANANDA NITHIPHAN & NUKUNTHORN	0		1	15.00						1,350.00	-	573.35	81.98	-			885.3
5547-009-022	DARAKANANDA NITHIPHAN & NUKUNTHORN	8855	HOLLYWOOD BLVD	1	76.00	90.00		Cherokee		21.21	10,271.00	4,945.00	6,174.39	699.83	494.96			7,389.1
5548-003-020	DELAWARE GPO A INC	7021	HOLLYWOOD BLVD	1	285.00	313.00		Sycamore		5.00	86,249.00	402,383.00	18,871.10	5,876.70	40,276.04			65,023.6
5548-008-093	DETOSO ANTHONY			1							123.87	900.00	-	8.44	90.08			98.5
5548-005-019	DOUBLEWIDE LLC	1741	IVAR AVE	3	165.00						28,298.00	28,438.00	4,507.80	1,508.37	2,144.81			8,160.7
5548-005-026	DOUBLEWIDE LLC	0		3	71.00						11,084.00	-	1,939.83	589.74	-			2,529.3
5548-008-136	DUTRA AMES M			1							200.94	1,480.00	-	13.89	148.14			159.8
5548-008-020	DWG INTERNATIONAL INC	8356	HOLLYWOOD BLVD	1	57.00						8,576.00	17,100.00	2,178.73	584.34	1,711.80	57.28	674.80	5,149.4
5548-008-021	DWG INTERNATIONAL INC	8350	HOLLYWOOD BLVD	1	40.00	150.00		Ivar		-	6,000.00	6,880.00	6,288.28	408.82	888.65	40.00	471.39	7,898.1
5547-012-014	E S P GAKUEN	1655	N MCCADDEN PL	3	138.00	148.27		Hawthorn			20,470.00	59,319.00	7,820.55	1,091.11	4,474.19	148.27	1,747.34	15,133.2
5548-007-007	EASTERN COLUMBIA PROPERTIES L P	0		1	-						4,615.00	-	-	314.45	-	71.00	836.73	1,151.1
5548-007-029	EASTERN COLUMBIA PROPERTIES L P	1836	WILCOX AVE	2	90.00						25,980.00	15,941.00	2,844.20	1,685.84	1,350.01			5,779.8
5548-007-030	EASTERN COLUMBIA PROPERTIES L P	1824	WILCOX AVE	2	85.00						16,330.00	2,597.00	2,886.19	996.87	219.93			3,802.7
5547-011-022	EASTERN COLUMBIA ASSOCIATES LLC	1728	N HIGHLAND AVE	1	140.00						20,300.00	-	5,351.27	1,383.17	-			6,734.4
5547-008-013	EL CAMINO INV CO INC TR	1730	WHITLEY AVE	3	72.00						15,824.00	14,794.00	1,986.95	832.81	1,115.85			3,915.8
5548-009-043	ENCORE HALL SENIOR HOUSING LP	1602	IVAR AVE	2	86.00	87.12		Selma		-	17,784.00	43,307.52	5,768.99	1,085.42	3,887.81			10,540.0
5548-004-028	ENTERPRISE RENT A CAR CO OF LOS ANGELES	6334	YUCCA ST	3	6.00						7,250.00	1,168.00	183.91	388.45	87.85			638.3
5548-004-032	ENTERPRISE RENT A CAR CO OF LOS ANGELES	0		2	126.00	15.00		Ivar			903.00	-	4,381.68	55.11	-			4,446.7
5547-010-015	EPSTEIN AARON	8727	HOLLYWOOD BLVD	1	46.00						6,440.00	5,087.00	1,758.28	438.80	507.18			2,704.2
5548-007-010	ERENBERG PHILIP R JR	8400	HOLLYWOOD BLVD	1	106.00	70.00		Cahuenga		-	7,385.00	29,680.00	6,727.32	503.19	2,970.78	105.50	1,243.30	11,444.5
5548-008-092	ESHELMAN STEPHEN			1							232.59	1,880.00	-	15.85	169.18			185.0
5547-012-006	ESP CO LTD	8750	HOLLYWOOD BLVD	1	80.00						8,712.00	12,410.00	2,283.40	583.81	1,242.16	59.48	701.08	4,830.2
5547-012-018	ESP CO LTD	8767	HAWTHORN AVE	3	150.00						19,889.00	11,000.00	4,097.62	1,049.48	829.68	287.83	3,158.34	9,133.3
5548-008-087	FAMILI ANITA			1							191.30	1,380.00	-	13.03	139.13			152.1
5548-007-009	FAUBEL WARREN CO TR	7038	HOLLYWOOD BLVD	1	82.00						8,188.00	8,000.00	3,134.32	420.13	800.75			4,355.2
5548-008-100	FERJANEC SHAWN			1							191.30	1,390.00	-	13.03	139.13			152.1
5548-008-058	FILPULA MIKKO			1							123.87	900.00	-	8.44	90.08			98.5
5545-002-026	FIRST PRESBYTERIAN CHURCH OF HOLLYWOOD	8038	HOLLYWOOD BLVD	2	37.00						15,145.00	2,750.00	1,189.28	824.35	232.89			2,328.5
5548-018-024	FIRST UNITED METHODIST CHURCH OF HOLLYWOOD	1900	HILLCREST RD	3	-			Franklin Avenue	Highland Avenue	-	97,358.80	-	-	5,189.40	-			5,189.4
5548-008-008	FOMM INC	1812	N CAHUENGA BLVD	1	90.00						7,200.00	7,200.00	3,440.10	490.58	720.88	90.00	1,080.84	5,712.0
5548-008-096	FONG STACEY L			1							207.82	1,510.00	-	14.16	151.14			165.3
5548-009-132	FOX CHRISTOPHER P			1							272.51	1,980.00	-	18.57	198.19			216.7
5548-009-137	FREELAND ARDEMIS			1							129.37	940.00	-	8.81	94.09			102.0
5547-014-033	FULLER IRVING & BONNIE C	8714	HOLLYWOOD BLVD	1	74.00	180.00		McCadden			11,840.00	10,714.00	7,189.54	806.74	1,072.40			9,078.8
5548-028-016	FUTURE HOLLYWOOD LLC	1815	VISTA DEL MAR ST	3	40.00						3,833.30	-	1,092.75	204.33	-			1,287.0
5548-028-031	FUTURE HOLLYWOOD LLC	1612	VISTA DEL MAR ST	3	50.00						3,833.00	-	1,365.04	204.31	-			1,570.2
5548-028-033	FUTURE HOLLYWOOD LLC	8223	SELMA AVE	2	96.83	95.19		Vista Del Mar		-	9,183.00	-	5,854.19	581.08	-			6,215.2
5547-002-022	GABAI NADER & PNINA	1778	N HIGHLAND AVE	1	65.40						4,136.20	4,400.00	2,499.81	281.98	440.41			3,222.1
5548-008-003	GAF MANAGEMENT LLC	8388	HOLLYWOOD BLVD	1	50.00	100.00		Cosmo		-	5,000.00	12,430.00	4,843.05	340.88	1,244.17	50.00	589.24	8,817.1
5547-015-029	GAY AND LESBIAN COMMUNITY SERVICES CENTER	1625	N HUDSON AVE	3	165.00						33,928.00	44,377.00	4,507.60	1,808.46	3,347.18			9,663.2
5548-008-098	GORDON JONATHAN J			1							294.53	2,140.00	-	20.07	214.20			234.2
5547-009-016	GOREN SAMUEL	1733	N CHEROKEE AVE	3	59.00						10,530.00	20,232.00	1,811.81	581.28	1,526.02			3,899.1
5548-008-015	GORETSKY MICHAEL & INNA	1841	COSMO ST	3	30.00						1,950.00	3,120.00	819.58	103.84	235.33	30.00	353.55	1,512.3
5548-004-038	GRAUMANS THEATRES LLC			1	-						5,254.02	-	-	357.99	-			357.9
5548-004-040	GRAUMANS THEATRES LLC	0		3	-						938.78	-	-	50.04	-			50.0
5548-004-044	GRAUMANS THEATRES LLC	0		1	-						780.89	-	-	53.19	-			53.1
5548-004-049	GRAUMANS THEATRES LLC	8801	HOLLYWOOD BLVD	1	170.06						5,258.82	107,892.00	6,500.27	358.32	10,799.32			17,657.9
5547-010-014	GRECO PAOLO & FLORA	8735	HOLLYWOOD BLVD	1	40.00						6,800.00	2,400.00	1,528.84	381.58	240.23			2,150.7
5547-014-018	GRECO PAOLO & FLORA	1840	N LAS PALMAS AVE	3	50.00						8,052.00	7,850.00	1,365.94	429.20	592.09	161.03	1,897.72	4,284.8
5548-008-027	GREYHOUND LINES INC	1715	N CAHUENGA BLVD	1	146.00						19,580.00	2,864.00	5,857.08	1,332.75	286.87	148.00	1,744.18	9,020.6
5548-009-113	GUNNESS PATRICIA			1							191.30	1,390.00	-	13.03	139.13			152.1
5548-009-070	GURICH CONNIE G			1							207.82	1,510.00	-	14.16	151.14			165.3
5547-012-003	H AND R LLC	8758	HOLLYWOOD BLVD	1	60.00						9,041.00	9,080.00	2,293.40	816.02	908.85	80.27	710.27	4,526.5
5548-009-115	HAGER PEGGI			1							137.83	1,000.00	-	9.38	100.09			109.4
5548-005-001	HALIFAX PARNTERS	8378	YUCCA ST	2	92.84	36.19		Cahuenga		10.34	9,931.88	24,272.84	4,837.72	806.16	2,055.59			7,298.4
5548-008-008	HAN PETER K & SUE C	1834	N CAHUENGA BLVD	1	50.00						4,000.00	6,000.00	1,911.17	272.55	800.75	50.00	589.24	3,573.7
5548-009-111	HARPER FRANK E			1							284.53	2,140.00	-	20.07	214.20			234.2

## HED Assessment Roll

6/27/2008

ASSESSOR'S PARCEL NUMBER (APN)	OFFICIAL PROPERTY OWNER NAME	SITUS NO.	SITUS STREET	ZONE	STREET FRONTAGE (SF)	SF 2	SF 3	SF 2 STREET NAME	SF 3 STREET NAME	SF CORNER	LAND AREA	BUILDING AREA	STREET FRONTAGE ASSESSMENT	LAND AREA ASSESSMENT	BUILDING AREA ASSESSMENT	ALLEY LENGTH	ZONE A ASSESSMENT	TOTAL ASSESSMEN
5546-009-128	HARRIS SCOTT			1							137.63	1,000.00	-	9.38	100.09			109.4
5546-009-101	HAYEK SAMI			1							216.08	1,570.00	-	14.72	157.15			171.8
5546-009-102	HEMING EMMA			1							137.83	1,000.00	-	9.38	100.09			109.4
5546-009-123	HEWITT MICHAEL & MARK			1							138.25	990.00	-	9.28	99.09			108.3
5547-008-001	HISTORIC HOLLYWOOD HILLVIEW LLC	6531	HOLLYWOOD BLVD	1	75.00	145.27		Hudson		74.93	15,599.30	60,000.00	9,699.43	1,082.68	6,005.63			16,787.9
5546-008-073	HISTORIC HOLLYWOOD PROPERTIES			1							173.41	1,280.00	-	11.82	128.12			137.9
5546-008-010	HODGES LOIS E	6361	SELMA AVE	2	65.00	50.00		Casmo		-	3,250.00	3,250.00	3,420.08	198.38	275.23	50.00	689.24	4,482.9
5546-008-089	HOFFMAN JOHN S III			1							189.93	1,380.00	-	12.94	138.13			151.0
5547-008-014	HOLLYWOOD BEATIFICATION TEAM	1741	N CHEROKEE AVE	3	45.00						8,100.00	-	1,229.35	431.75	-			1,681.1
5547-008-015	HOLLYWOOD BEAUTIFICATION TEAM	1735	N CHEROKEE AVE	3	55.00						9,900.00	-	1,502.53	527.70	-			2,030.2
5545-005-011	HOLLYWOOD BOULEVARD SELF STORAGE	5900	HOLLYWOOD BLVD	2	200.00	200.00		Bronson		-	39,988.10	125,152.00	11,784.19	2,440.60	10,598.83			24,823.6
5546-004-012	HOLLYWOOD DREAMS LLC	6325	HOLLYWOOD BLVD	1	83.00						9,702.00	9,702.00	2,408.07	681.09	871.11			4,040.2
5547-007-012	HOLLYWOOD DREAMS LLC	8523	HOLLYWOOD BLVD BL	1	80.00	200.00		Hudson		-	16,000.00	16,000.00	6,521.63	1,090.18	1,601.50			11,213.3
5546-005-025	HOLLYWOOD GUEST INN LLC	8384	YUCCA ST	2	40.00						4,000.00	9,222.00	1,264.09	244.13	780.89			2,289.2
5547-012-020	HOLLYWOOD GUINNESS MUSEUM LLC	8766	HOLLYWOOD BLVD	1	50.00						7,500.00	14,586.00	1,811.17	511.02	1,457.87	49.73	588.06	4,486.2
5547-008-014	HOLLYWOOD HOST VENTURES INC	1738	WHITLEY AVE	3	72.00						15,824.00	49,321.00	1,988.95	832.81	3,720.08			8,519.8
5546-004-030	HOLLYWOOD KNICKERBOCKER APTS	1746	IVAR AVE	3	50.00						9,075.00	760.00	1,365.94	483.72	58.57			1,906.2
5546-004-031	HOLLYWOOD KNICKERBOCKER APTS	1714	IVAR AVE	3	272.00						48,908.00	214,522.00	7,430.71	2,608.84	16,160.52			28,216.0
5546-002-047	HOLLYWOOD LA BREA	7095	HOLLYWOOD BLVD	1	114.00	130.00	120.55	El Cerrito	La Brea	20.00	10,880.00	9,428.00	11,988.86	727.70	943.68			13,638.0
5546-008-009	HOLLYWOOD MEDIA CENTER LLC	1800	N CAHUENGA BLVD	1	110.00	80.00		Selma		-	8,800.00	16,888.00	6,732.75	598.60	1,670.16	110.00	1,288.34	10,298.6
5546-028-028	HOLLYWOOD MEDIA CENTER LLC	1811	N EL CENTRO AVE	3	50.00						3,920.00	3,278.00	1,385.94	208.95	247.25			1,822.1
5545-005-004	HOLLYWOOD MOTOR PROPERTIES LLC	5956	HOLLYWOOD BLVD	2	90.00						17,980.30	2,800.00	2,844.20	1,098.01	220.18			4,162.3
5545-005-005	HOLLYWOOD MOTOR PROPERTIES LLC	5950	HOLLYWOOD BLVD	2	90.00						17,980.30	-	2,844.20	1,098.01	-			3,942.2
5545-006-029	HOLLYWOOD MOTOR PROPERTIES LLC	6000	HOLLYWOOD BLVD	2	528.00						126,193.30	36,022.00	16,895.95	7,701.99	3,050.62			27,438.5
5546-004-003	HOLLYWOOD ORANGE LAND LLC	8831	HOLLYWOOD BLVD	1	140.00	188.00		Orange		-	26,320.00	-	10,487.21	1,783.35	-			12,280.5
5546-009-038	HOLLYWOOD PLAZA APTS	1637	VINE ST	1	101.34	71.24		Ivar		-	33,541.00	83,320.00	6,124.80	2,285.37	8,339.81	230.28	2,713.82	19,483.9
5547-011-025	HOLLYWOOD PLAZA ASSOC LLC	1723	N MCCADDEN PL	3	58.00						9,040.00	-	1,584.49	481.88	-			2,068.3
5547-011-026	HOLLYWOOD PLAZA ASSOC LLC	1719	N MCCADDEN PL	3	2.00						5,080.00	-	54.84	270.78	-			325.4
5547-011-004	HOLLYWOOD PLAZA ASSOCIATES L L C	1714	N HIGHLAND AVE	1	50.00						3,800.00	2,200.00	1,911.17	245.29	220.21	159.00	1,873.79	4,250.41
5547-011-008	HOLLYWOOD PLAZA ASSOCIATES L L C	1744	N HIGHLAND AVE	1	90.00	135.00		Yucca		14.17	14,500.00	-	8,248.02	984.57	-			9,232.61
5547-011-009	HOLLYWOOD PLAZA ASSOCIATES L L C	8760	YUCCA ST	2	152.00	100.00		McCadden			15,200.00	-	7,535.41	927.71	-			8,483.1
5547-011-010	HOLLYWOOD PLAZA ASSOCIATES L L C	1735	N MCCADDEN PL	3	50.00						7,600.00	-	1,385.94	405.10	-			1,771.0
5547-011-021	HOLLYWOOD PLAZA ASSOCIATES L L C	1727	N MCCADDEN PL	3	102.00						15,504.00	-	2,786.62	828.41	-			3,812.8
5547-011-023	HOLLYWOOD PLAZA ASSOCIATES L L C	1724	N HIGHLAND AVE	1	60.00						8,700.00	-	2,293.40	592.79	-	145.00	1,708.81	4,595.01
5546-007-008	HOLLYWOOD REAL ESTATE HOLDING LLC	8410	HOLLYWOOD BLVD	1	71.00						9,230.00	12,740.00	2,713.88	828.90	1,275.19	281.00	3,075.85	7,893.81
5546-006-024	HOLLYWOOD RENAISSANCE DEVELOPMENT	6356	YUCCA ST	2	64.00						6,892.00	15,821.00	2,022.54	420.03	1,322.91			3,765.41
5546-007-007	HOLLYWOOD ROOSEVELT HOTEL	7024	HOLLYWOOD BLVD	1	80.00						7,040.00	11,583.00	3,057.87	478.68	1,159.38			4,896.8
5546-007-008	HOLLYWOOD ROOSEVELT HOTEL	7000	HOLLYWOOD BLVD	1	295.32	409.71	358.32	Hawthorn	Orange	-	132,858.00	336,292.00	32,289.78	9,052.48	33,660.74			74,983.01
5546-007-003	HOLLYWOOD WILCOX HOLDINGS LLC	8418	HOLLYWOOD BLVD	1	111.00						14,430.00	13,850.00	4,242.80	983.21	1,388.28	130.00	1,532.03	6,124.31
5547-011-003	HONG D FU	1710	N HIGHLAND AVE	1	32.00						1,792.00	2,808.00	1,223.15	122.10	281.08			1,828.3
5546-008-076	HRYGW KEVIN J			1							137.63	1,000.00	-	9.38	100.09			109.4
5547-015-017	HUDSON NANCY N	8554	HOLLYWOOD BLVD	1	106.00						12,720.00	23,208.00	4,051.88	668.70	2,322.98	106.00	1,249.20	8,490.51
5547-015-030	HUDSON NANCY N	1835	N HUDSON AVE	3	138.00						28,035.00	-	3,716.38	1,494.35	-	206.14	2,429.33	7,639.04
5546-008-018	IVAR THEATRE PARTNERS LLC	1805	IVAR AVE	2	50.00						7,350.00	8,870.00	1,580.11	448.59	751.18			2,778.81
5546-009-142	JASON WARREN R			1							288.38	1,950.00	-	18.29	195.18			213.4
5546-009-143	JASON WARREN R			1							255.89	1,860.00	-	17.44	186.17			203.6
5547-012-001	JIM PATTISON DEVELOPMENTS (U S) INC	8778	HOLLYWOOD BLVD	1	57.00	95.00		Highland			5,374.00	9,016.00	5,609.95	365.17	902.45			7,078.51
5546-030-002	JLN WILSHIRE LLC	-0		2	155.00						7,440.00	-	4,898.34	454.09	-	48.00	685.87	5,918.11
5547-009-003	JONES ANNE R	6681	HOLLYWOOD BLVD	1	90.00						10,800.00	8,540.00	3,440.10	735.87	954.89			5,130.81
5547-009-004	JONES ANNE R	1715	N CHEROKEE AVE	3	50.00						9,000.00	-	1,385.94	479.73	-			1,845.61
5546-030-044	JORGE PHILLIP C			1							162.70	1,140.00	-	11.09	114.11			125.1
5546-009-080	KAPLAN HAROLD & CHERI			1							126.82	920.00	-	8.63	92.09			100.71
5546-009-114	KARAKASIDIS STAMATIA E			1							218.08	1,570.00	-	14.72	157.15			171.81
5546-006-003	KB HOLLYWOOD CAHUENGA LLC	8401	HOLLYWOOD BLVD	1	58.00	100.00		Cahuenga		-	5,815.00	5,800.00	5,962.85	392.59	580.53	56.15	881.72	7,597.81
5546-009-085	KEANE PATRICK & WILLIAM			1							162.40	1,180.00	-	11.07	116.11			128.18
5547-008-400	KIM LOUIS H & ANGIE Y	6547	HOLLYWOOD BLVD	1	25.00						2,500.00	2,250.00	955.58	170.34	225.21			1,351.14
5546-009-091	KIRSCHNER ANDREW J			1							282.87	1,910.00	-	17.91	191.18			209.09
5546-009-125	KOOSD JESSICA & AMANDA M			1							173.41	1,280.00	-	11.82	128.12			137.93
5546-009-127	KOOSD PHILIP			1							205.07	1,490.00	-	13.97	149.14			163.11
5547-008-023	KOSEVIC MILKA			3	60.00						4,320.00	1,817.00	1,639.13	230.27	121.98			1,991.38
5545-004-002	KOULAX ENTERPRISES INC	5873	HOLLYWOOD BLVD	2	114.94	114.94		Bronson		31.38	17,162.60	2,178.00	7,764.05	1,047.49	184.45			8,995.98
5547-008-003	KUNIK FRED	6551	HOLLYWOOD BLVD	3	-						2,875.00	-	-	153.25	-			153.25
5547-008-008	KUNIK FRED	8581	HOLLYWOOD BLVD	1	65.00	95.00		Whitley		5.00	6,830.00	5,123.00	5,270.92	451.74	512.78			6,235.45
5547-008-009	KUNIK FRED	0		3	48.00						6,120.00	-	1,311.30	328.21	-			1,637.52
5547-008-010	KUNIK FRED	1716	WHITLEY AVE	3	65.00						9,757.00	-	1,775.72	520.08	-			2,295.80
5547-008-401	KUNIK FRED	6553	HOLLYWOOD BLVD	1	50.00						5,000.00	4,500.00	1,911.17	340.68	450.42			2,702.27
5547-004-901	L A CITY	0		3	60.00						11,100.00	-	1,839.13	591.68	-			2,230.78
5547-004-902	L A CITY	1730	N CHEROKEE AVE	3	57.00						10,545.00	-	1,557.17	582.08	-			2,119.25
5547-004-903	L A CITY	1734	N CHEROKEE AVE	3	50.00						9,250.00	-	1,365.94	493.05	-			1,858.99
5547-004-904	L A CITY	0		3	100.00						18,963.00	131,988.00	2,731.88	1,010.78	9,955.32			13,697.98
5547-009-900	L A CITY	1746	N LAS PALMAS AVE	2	85.00	180.00		Yucca		-	15,300.00	8,823.00	8,374.58	933.81	747.20			10,055.58
5547-016-906	L A CITY	8518	HOLLYWOOD BLVD	1	88.00						11,730.00	25,160.00	2,599.19	789.24	2,518.36			5,916.78

## HED Assessment Roll

6/27/2008

ASSESSOR'S PARCEL NUMBER (APN)	OFFICIAL PROPERTY OWNER NAME	SITUS NO.	SITUS STREET	ZONE	STREET FRONTAGE (SF)	SF 2	SF 3	SF 2 STREET NAME	SF 3 STREET NAME	SF CORNER	LAND AREA	BUILDING AREA	STREET FRONTAGE ASSESSMENT	LAND AREA ASSESSMENT	BUILDING AREA ASSESSMENT	ALLEY LENGTH	ZONE A ASSESSMENT	TOTAL ASSESSMENT
5547-016-907	LA CITY	1637	WILCOX AVE	2	60.00						10,896.00	-	1,696.13	665.02	-			2,561.11
5547-016-908	LA CITY	1633	WILCOX AVE	2	60.00						10,896.00	-	1,696.13	665.02	-	188.40	2,220.27	4,781.42
5547-016-909	LA CITY	1636	N HUDSON AVE	3	120.00						24,000.00	-	3,278.26	1,279.27	-			4,557.51
5548-004-904	LA CITY	0		1							18,209.03	260,920.00	-	1,104.43	26,116.47			27,220.91
5548-004-905	LA CITY	0		1							18,201.50	262,748.00	-	1,240.19	29,302.25			30,542.44
5548-004-906	LA CITY	0		1							20,624.78	146,374.00	-	1,405.30	14,661.13			16,066.43
5548-004-911	LA CITY	0		1	200.75						10,123.91	66,372.00	7,673.34	669.61	6,643.42			15,006.51
5548-004-912	LA CITY	0		1	55.01						1,765.72	-	2,102.67	120.31	-			2,222.91
5548-004-913	LA CITY	0		1	-						910.11	-	-	62.01	-			62.01
5548-004-914	LA CITY	0		1	-						1,513.53	-	-	103.13	-			103.13
5548-004-915	LA CITY	0		1	-						2,734.07	-	-	168.29	-			168.29
5548-004-916	LA CITY	0		1	-						2,057.35	-	-	140.18	-			140.18
5548-004-917	LA CITY	0		1	-						1,168.02	-	-	79.45	-			79.45
5548-004-920	LA CITY	0		1	-						381.40	-	-	24.62	-			24.62
5548-004-921	LA CITY	0		1	-						1,159.72	-	-	79.02	-			79.02
5548-004-922	LA CITY	0		1	-						1,114.72	-	-	75.95	-			75.95
5548-004-923	LA CITY	0		3	-						80.38	10,500.00	-	4.28	791.97			796.27
5548-008-904	LA CITY DEPT OF TRANSPORTATION			1	113.93	113.97		Vine		-	41,450.00	-	6,711.11	2,824.26	-			11,535.31
5548-007-900	LA CITY DEPT OF WATER AND POWER			1	65.00						10,920.00	-	2,464.52	744.05	-			3,228.57
5548-008-900	LA CITY LIBRARY	0		2	200.00						28,400.00	19,500.00	6,320.44	1,794.38	1,651.41			9,766.22
5547-015-909	LA CITY PARKS PARKS	6567	SELMA AVE	2	195.00	50.00		Schrader		-	9,750.00	5,697.00	7,528.36	595.07	482.47			8,605.91
5545-003-900	LA CO CAPITAL ASSET LEASING CORP	5925	HOLLYWOOD BLVD	2	12.00						49,656.40	33,000.00	2,212.15	3,030.61	2,794.69			8,037.81
5548-029-918	LA CO METROPOLITAN TRANSPORTATION AUTHORITY	5925	HOLLYWOOD BLVD	2	69.50						1,392.00	-	379.23	64.96	-			464.11
5545-003-901	LA COUNTY	5925	HOLLYWOOD BLVD	2	69.50						5,619.20	-	2,196.35	342.98	-			2,539.31
5548-029-922	LA COUNTY METROPOLITAN TRANSPORTATION AUTHORITY	1600	VINE ST	1	55.00						10,467.00	-	2,102.29	713.16	-			2,815.41
5548-029-925	LA COUNTY METROPOLITAN TRANSPORTATION AUTHORITY	1600	VINE ST	1	80.00	148.30		Selma		-	11,864.00	-	7,744.47	808.37	-			8,552.84
5547-014-900	LA UNIFIED SCHOOL DIST	6611	SELMA AVE	3	19.20						2,343.84	-	524.52	124.93	-			649.41
5547-014-902	LA UNIFIED SCHOOL DIST	6611	SELMA AVE	3	24.00						2,929.82	-	655.65	156.17	-			811.82
5547-014-903	LA UNIFIED SCHOOL DIST	6611	SELMA AVE	3	24.00						2,929.82	-	655.65	156.17	-			811.82
5547-014-904	LA UNIFIED SCHOOL DIST	6611	SELMA AVE	2	58.56	13.82		Cherokee		3.23	4,675.20	-	2,330.21	265.34	-			2,615.51
5547-015-900	LA UNIFIED SCHOOL DIST	6611	SELMA AVE	3	-						26,421.12	-	-	1,408.33	-			1,408.33
5547-015-901	LA UNIFIED SCHOOL DIST	6611	SELMA AVE	2	131.52						23,249.28	7,434.24	4,158.32	1,418.88	629.59			6,204.86
5547-015-902	LA UNIFIED SCHOOL DIST	6611	SELMA AVE	2	30.24						2,880.00	-	955.65	175.78	-			1,131.43
5547-015-903	LA UNIFIED SCHOOL DISTRICT	6611	SELMA AVE	2	26.40						6,401.28	-	634.30	390.69	-			1,224.95
5547-015-904	LA UNIFIED SCHOOL DISTRICT	6611	SELMA AVE	2	26.40						6,401.28	5,465.78	634.30	390.69	462.68			1,687.87
5547-015-905	LA UNIFIED SCHOOL DISTRICT	6611	SELMA AVE	2	46.00						11,639.04	13,138.16	1,516.90	710.37	1,112.47			3,339.74
5547-015-906	LA UNIFIED SCHOOL DISTRICT	6611	SELMA AVE	2	66.40	43.20		Cherokee		4.60	9,432.00	-	4,082.29	575.67	-			4,637.96
5548-002-016	L AND B REAL ESTATE	6373	YUCCA ST	2	98.51						15,463.80	13,928.00	3,113.13	943.61	1,179.36			5,236.30
5548-031-005	L T PROPERTIES LLC	1760	ARGYLE AVE	2	125.00	117.29		Carlos		-	34,368.00	2,764.00	7,154.48	2,067.64	235.77			9,487.90
5548-004-924	LA CITY	6801	HOLLYWOOD BLVD	1							4,478.40	129,800.00	-	305.14	12,992.17			13,297.32
5548-029-920	LA CO METROPOLITAN TRANSPORTATION AUTHORITY	1630	VINE ST	1	40.00						7,612.00	-	1,529.94	516.65	-			2,047.59
5548-029-921	LA CO METROPOLITAN TRANSPORTATION AUTHORITY	1620	VINE ST	1	100.00						19,030.00	-	3,822.34	1,298.64	-			5,116.98
5545-002-011	LA KRETZ MORTON	6021	HOLLYWOOD BLVD	2	70.00						19,940.00	17,208.00	2,212.15	1,217.00	1,457.30			4,886.46
5545-002-028	LA KRETZ MORTON	6033	HOLLYWOOD BLVD	2	95.00						21,815.00	4,598.00	3,002.21	1,931.44	389.39			4,723.04
5548-029-919	LACMTA	0		1	60.00						7,200.00	-	2,293.40	490.58	-			2,783.99
5548-029-900	LACMTA	6270	HOLLYWOOD BLVD	1	70.00						14,783.00	-	2,675.64	1,005.80	-			3,681.54
5548-029-901	LACMTA	1634	VINE ST	1	50.00						9,515.00	-	1,911.17	646.32	-			2,559.48
5548-029-902	LACMTA	6260	HOLLYWOOD BLVD	1	34.00						5,032.00	-	1,299.60	342.66	-			1,642.46
5548-029-909	LACMTA	0		1	52.00						7,696.00	-	1,987.82	524.38	-			2,511.69
5548-029-910	LACMTA	0		3	-						720.00	-	-	38.38	-			38.38
5548-029-911	LACMTA	1616	VINE ST	1	50.00						9,515.00	-	1,911.17	648.32	-			2,559.49
5548-029-912	LACMTA	0		2	111.00	140.87		Selma		39.27	24,500.00	-	9,200.66	1,495.31	-			10,695.97
5548-029-913	LACMTA	1619	ARGYLE AVE	2	52.00						9,152.00	-	1,643.31	556.58	-			2,201.69
5548-029-914	LACMTA	1623	ARGYLE AVE	2	52.00						9,152.00	-	1,643.31	556.58	-			2,201.69
5548-029-915	LACMTA	1629	ARGYLE AVE	2	52.00						9,152.00	-	1,643.31	556.58	-			2,201.69
5548-029-916	LACMTA	0		2	104.00						18,304.00	-	3,266.83	1,117.15	-			4,403.78
5548-029-917	LACMTA	6250	HOLLYWOOD BLVD	1	65.00	123.00		Argyle		39.00	10,940.00	-	7,862.30	745.41	-			8,607.71
5547-011-900	LACMTA	0		3	50.00						2,000.00	-	1,365.94	106.61	-			1,472.55
5548-004-901	LACMTA	0		1	-						8,346.64	-	-	568.72	-			568.72
5548-004-902	LACMTA	0		1	-						2,992.81	-	-	203.92	-			203.92
5548-004-903	LACMTA	0		1	-						5,327.82	215,530.00	-	393.02	21,573.21			21,936.23
5548-004-907	LACMTA	0		1	-						62.58	-	-	4.26	-			4.26
5548-004-908	LACMTA	0		1	268.48						7,754.49	-	10,262.21	529.36	-			10,790.56
5548-004-909	LACMTA	0		1	60.13						452.71	-	2,298.37	30.85	-			2,329.22
5548-004-910	LACMTA	0		1	7.34						75.39	-	280.58	5.14	-			285.70
5548-004-915	LACMTA	0		1	-						7,862.19	-	-	535.70	-			535.70
5548-004-919	LACMTA	0		1	-						8,346.64	-	-	568.72	-			568.72
5548-009-122	LARESCA VINCENT			1							207.82	1,510.00	-	14.16	161.14			165.30
5546-030-062	LIM ELIZABETH H & APRIL	6251	HOLLYWOOD BLVD	1	60.00						248.34	1,740.00	-	16.92	174.16			191.08
5548-030-011	LOFTS AT HOLLYWOOD AND VINE HOMEOWNERS ASSOCIATION	1800	N CAHUENGA BLVD	1	155.28	146.00		Yucca		20.00	7,200.00	200.00	2,293.40	490.58	20.02			2,804.00
5548-002-016	LOH SAMUEL J	1800	N CAHUENGA BLVD	1	155.28	146.00		Yucca		20.00	16,598.40	5,200.00	11,312.95	1,130.82	520.49			12,944.26
5545-002-006	LOS ANGELES FREE CLINIC	6043	HOLLYWOOD BLVD	2	61.50						12,897.60	8,306.00	1,943.53	787.20	703.42			3,434.15

ASSESSOR'S PARCEL NUMBER (APN)	OFFICIAL PROPERTY OWNER NAME	SITUS NO.	SITUS STREET	ZONE	STREET FRONTAGE (SF)	SF 2	SF 3	SF 2 STREET NAME	SF 3 STREET NAME	SF CORNER	LAND AREA	BUILDING AREA	STREET FRONTAGE ASSESSMENT	LAND AREA ASSESSMENT	BUILDING AREA ASSESSMENT	ALLEY LENGTH	ZONE A ASSESSMENT	TOTAL ASSESSMENT
5545-003-006	MAC KENZIE KENNETH	5951	HOLLYWOOD BLVD	2	146.00						55,440.00	33,346.00	4,613.92	3,383.88	2,823.99			10,821.6
5545-002-012	MACKENZIE KENNETH	6009	HOLLYWOOD BLVD	2	120.00						34,200.00	-	3,792.28	2,087.34	-			5,879.6
5545-005-006	MACKENZIE KENNETH	5928	HOLLYWOOD BLVD	2	153.00						33,802.60	-	4,835.13	2,083.08	-			6,898.2
5547-007-009	MAIDEN MARCUS C	1717	WILCOX AVE	2	100.00	15.00		Hudson			19,111.00	593.00	3,570.00	1,188.41	50.22			4,788.6
5547-007-013	MAIDEN MARCUS C	0		3	27.00						1,219.00	-	737.81	64.98	-			802.5
5547-008-025	MAJURI DAVID	1747	N HUDSON AVE	3	60.00						5,424.00	1,436.00	1,838.13	289.12	108.31			2,036.5
5546-008-077	MANCUSO CAROLE L			1							247.73	1,800.00	-	16.88	180.17			197.0
5546-009-104	MASTERSON DANIEL			1							282.67	1,910.00	-	17.91	191.18			209.0
5547-004-035	MATOUSEK ROBERT L	1737	WHITLEY AVE	3	100.00						18,500.00	58,118.00	2,731.88	988.11	4,232.75			7,950.7
5547-012-016	MAXSON WILLIAM H CO TR	6740	HOLLYWOOD BLVD	1	25.00						3,500.00	7,000.00	955.58	238.48	700.68	25.00	284.82	2,189.3
5547-010-006	MCCADDEN PLACE LLC	6722	YUCCA ST	2	152.00	135.00		McCadden			20,820.00	-	8,491.57	1,252.40	-			9,743.9
5547-010-007	MCCADDEN PLACE LLC	1734	N MCCADDEN PL	3	50.00						7,578.40	-	1,385.94	404.00	-			1,789.9
5547-010-010	MCCADDEN PLACE LLC	1718	N MCCADDEN PL	3	50.00						7,800.00	-	1,385.94	405.10	-			1,771.0
5547-010-011	MCCADDEN PLACE LLC	1722	N MCCADDEN PL	3	37.00						5,624.00	-	1,010.80	299.78	-			1,310.5
5547-010-017	MCCADDEN PLACE LLC	1724	N MCCADDEN PL	3	100.00						15,200.00	-	2,731.88	810.21	-			3,542.0
5547-010-018	MCCADDEN PLACE LLC	1721	N LAS PALMAS AVE	3	192.00						34,867.00	-	5,245.21	1,858.52	-			7,103.7
5548-008-080	MCCORD JOHN C JR			1							123.87	900.00	-	8.44	90.08			98.5
5548-009-144	MCDERMOTT CHARLES N & BEATE K			1							123.87	900.00	-	8.44	90.08			98.5
5547-012-002	MCDONALD S CORP	6788	HOLLYWOOD BLVD	1	70.00						8,850.00	8,370.00	2,875.64	453.11	837.80			3,768.3
5546-003-016	MEDINA GALO A	5901	HOLLYWOOD BLVD	2	139.50	85.00		Bronson			11,891.90	8,878.00	6,730.80	725.80	751.89			6,208.0
5547-015-011	MEDINA GALO A	6600	HOLLYWOOD BLVD	1	78.00						10,477.00	18,480.00	2,981.42	713.87	1,848.73	77.81	914.82	6,458.6
5547-014-011	MENASHE ELLIOT	8858	HOLLYWOOD BLVD	1	40.00						4,811.00	4,800.00	1,528.94	327.80	480.45	40.00	471.39	2,808.5
5545-004-006	MF PLACE INC	5850	HOLLYWOOD BLVD	2	25.00						8,363.50	7,684.00	790.05	510.45	687.68			1,988.1
5547-014-015	MICELIS LAS PALMAS INC	1646	N LAS PALMAS AVE	1	120.00	41.20		Hollywood			4,927.00	7,584.00	8,181.81	335.71	758.11	40.91	482.12	7,738.5
5546-009-089	MILICEVIC IVANA			1							137.63	1,000.00	-	9.38	100.09			109.4
5546-027-014	MILOSEVSKI DUSAN DECD OF	1621	N GOWER ST	3	50.00						8,320.00	3,910.00	1,365.94	443.48	294.82			2,104.3
5545-005-010	MODERN INVESTMENTS LLC	5920	HOLLYWOOD BLVD	2	89.60						16,208.10	15,250.00	2,831.58	1,111.30	1,291.49			5,234.3
5546-005-006	MONOPOLY PROPERTIES GROUP	1728	N CAHUENGA BLVD	1	75.00						12,883.00	-	2,866.75	876.44	-			3,743.1
5546-005-007	MONOPOLY PROPERTIES GROUP LLC	1724	N CAHUENGA BLVD	1	25.00						4,288.00	12,000.00	955.58	292.17	1,201.13			2,448.8
5546-009-129	MORAN PATRICK K			1							247.73	1,800.00	-	16.88	180.17			197.0
5547-015-024	MORRISON MARGARET	1811	N HUDSON AVE	3	113.23	11.47		Selma			24,045.00	31,032.00	3,455.78	1,281.67	2,340.62			7,078.0
5546-009-084	MORRISON MICHAEL & KERRY			1							136.25	980.00	-	9.28	98.09			108.3
5546-009-003	MURAD SAM	6334	HOLLYWOOD BLVD	1	30.00						4,800.00	9,800.00	1,146.70	327.08	860.90			2,434.8
5546-027-002	MUSIC BOX BUILDING CO LLC	6122	HOLLYWOOD BLVD	1	90.00						15,750.00	21,150.00	3,440.10	1,073.15	2,118.98		1,080.84	7,890.8
5547-013-006	MUSICIANS INSTITUTE INC	1821	N MCCADDEN PL	3	50.00	85.00		Hawthorn			4,746.00	4,530.00	3,961.23	253.08	341.68			4,555.8
5547-013-007	MUSICIANS INSTITUTE INCORPORATED	6762	HAWTHORN AVE	3	53.27						2,657.20	1,840.00	1,458.27	141.84	123.70			1,720.8
5547-007-006	N B K LLC	1723	WILCOX AVE	2	95.00						16,280.00	16,088.00	3,002.21	893.62	1,382.45			5,358.2
5546-008-078	NAKAUCHI JERRY J & SUZY L			1							262.87	1,810.00	-	17.91	191.18			209.0
5546-008-002	NATIONWIDE RP CORPORATION	6411	HOLLYWOOD BLVD	1	65.00						8,500.00	12,731.00	2,484.52	442.89	1,274.29	85.00	768.02	4,987.7
5546-006-007	NATIONWIDE RP CORPORATION	1735	N CAHUENGA BLVD	1	132.00						24,548.00	9,477.00	5,045.49	1,872.81	948.59			7,868.8
5546-008-018	NATIONWIDE RP CORPORATION	1720	WILCOX AVE	2	112.00						21,999.00	-	3,539.44	1,340.84	-			4,880.2
5546-008-019	NATIONWIDE RP CORPORATION	6425	HOLLYWOOD BLVD	1	186.00	215.00		Wilcox			43,741.00	100,378.00	14,288.25	2,980.36	10,047.21			27,313.8
5546-008-028	NATIONWIDE RP CORPORATION	0		1	60.00						20,220.00	-	2,283.40	1,377.72	-	38.00	447.82	4,118.9
5547-013-010	NCA CFRI 1806 HIGHLAND LLC	1804	N HIGHLAND AVE	1	50.00						6,534.00	7,300.00	1,911.17	445.20	730.88	50.00	588.24	3,876.3
5546-030-001	NED PAN INC	6233	HOLLYWOOD BLVD	1	215.00	155.00		Argyle			57,935.00	108,434.00	13,118.38	3,947.49	10,653.38	107.00	1,280.98	28,878.2
5546-004-403	NEILL KAY L	1735	VINE ST	1	101.00						18,332.00	33,444.00	3,860.58	1,249.08	3,347.54			8,457.1
5546-009-094	NICOLAU SERGIO			1							236.72	1,720.00	-	18.13	172.18			188.2
5547-010-004	NISSER RAPHAEL & EUGENE	1737	N LAS PALMAS AVE	3	127.00						23,083.00	21,325.00	3,469.49	1,229.33	1,808.48			6,307.2
5548-033-022	NORTH VINE STREETS PARTNERS L P	1800	VINE ST	2	173.00	169.00		Yucca		25.00	32,582.80	54,102.00	11,281.98	1,988.64	4,581.77			17,852.3
5546-005-016	OASIS OF HOLLYWOOD	1723	IVAR AVE	3	75.00						12,883.00	8,862.00	2,048.91	685.64	688.42			3,402.9
5546-002-002	OBAN RENAISSANCE LLC	8355	YUCCA ST	2	115.00						4,356.00	3,450.00	3,834.25	285.88	282.17			4,192.2
5546-007-016	OCEAN LEASING LP	7060	HOLLYWOOD BLVD	1	167.00	164.32		Sycamore		21.00	32,504.00	236,234.00	11,675.02	2,214.71	23,845.55	182.00	2,144.85	39,880.1
5547-008-022	ORELLANA MARIA E			3	60.00						4,320.00	1,288.00	1,839.13	230.27	97.22			1,968.8
5547-015-001	ORIENT INC	8828	HOLLYWOOD BLVD	1	50.00						7,135.00	10,500.00	1,911.17	489.15	1,050.98			3,448.3
5547-015-004	ORIENT INC	8828	HOLLYWOOD BLVD	3	-						7,000.00	-	-	373.12	-			373.1
5547-010-001	OUTPOST BLDG CO	6701	HOLLYWOOD BLVD	1	182.00	130.00		Las Palmas			23,608.00	31,279.00	10,508.10	1,808.57	3,130.83			15,247.5
5546-004-400	PALI VINE LLC	1717	VINE ST	1	91.00						16,517.00	-	3,478.33	1,125.41	-	181.50	2,138.95	6,742.8
5546-004-401	PALI VINE LLC	0		1	15.00						2,723.00	-	573.35	185.54	-	181.50	2,138.95	2,897.8
5546-004-402	PALI VINE LLC	1731	VINE ST	1	40.00						7,260.00	-	1,528.94	494.67	-	181.50	2,138.95	4,182.5
5546-009-019	PALMER BUILDING ASSOCIATES LLC	6360	HOLLYWOOD BLVD	1	50.00	150.00		Cosmo		-	7,500.00	28,814.00	6,008.98	511.02	2,884.08	50.00	689.24	9,973.3
5546-008-013	PALMER JOHN TR	6434	YUCCA ST	2	135.00	85.00		Wilcox		-	11,475.00	27,032.00	6,952.48	700.38	2,289.28			9,942.1
5547-015-014	PARK SEON	8616	HOLLYWOOD BLVD	1	70.00						8,400.00	12,041.00	2,875.84	572.35	1,205.23			4,453.2
5546-001-400	PARKGREEN PROPERTIES L P	1803	N CAHUENGA BLVD	1	201.00	152.84		Yucca		18.58	30,840.50	15,200.00	13,261.39	2,101.36	1,521.43			16,884.1
5546-009-059	PASQUALONE RICHARD & ROYA			1							236.72	1,720.00	-	16.13	172.16			188.2
5546-007-006	PATEL BHUPENDRAKUMAR	1622	WILCOX AVE	2	55.00						11,319.00	22,278.00	1,738.12	690.84	1,886.87			4,315.6
5547-013-012	PATEL BULABHAI G	6772	HAWTHORN AVE	3	50.00						6,260.00	6,548.00	1,365.94	333.14	493.89			2,182.9
5547-016-009	PATEL BULABHAI G	1824	SCHRAMER BLVD	3	50.00						9,420.00	12,828.00	1,385.94	502.11	952.48			2,820.5
5546-007-012	PATEL R N & S R	1617	N CAHUENGA BLVD	1	75.00						7,500.00	15,000.00	2,866.75	511.02	1,501.41	175.00	2,082.35	8,941.5
5547-009-011	PATEL VANMALI PARTNERSHIP	1738	N LAS PALMAS AVE	3	100.00						18,000.00	19,280.00	2,731.88	658.45	1,454.21			5,145.5
5546-032-400	PEP PROPERTIES INC	6125	HOLLYWOOD BLVD	1	136.00						23,800.00	17,995.00	5,198.38	1,821.65	1,801.19			8,821.2
5546-032-401	PEP PROPERTIES INC	6111	HOLLYWOOD BLVD	1	100.00	105.03		Gower		31.39	14,915.00	-	7,891.46	1,018.28	-			8,907.7
5546-028-028	PEREZ FAMILY LLC	1601	N EL CENTRO AVE	2	50.00	78.40		Selma		-	3,920.00							

## HED Assessment Roll

6/27/2008

ASSESSOR'S PARCEL NUMBER (APN)	OFFICIAL PROPERTY OWNER NAME	SITUS NO.	SITUS STREET	ZONE	STREET FRONTAGE (SF)	SF 2	SF 3	SF 2 STREET NAME	SF 3 STREET NAME	SF CORNER	LAND AREA	BUILDING AREA	STREET FRONTAGE ASSESSMENT	LAND AREA ASSESSMENT	BUILDING AREA ASSESSMENT	ALLEY LENGTH	ZONE A ASSESSMENT	TOTAL ASSESSMENT
5548-028-029	PEREZ FAMILY LLC	1600	VISTA DEL MAR ST	2	50.00	77.00		Selma		-	3,650.00	-	4,013.48	234.98	-			4,248.46
5547-007-018	PERKOWITZ VICKI W	1758	N HUDSON AVE	2	80.00	88.00		Yucca		-	4,280.00	3,374.00	4,045.08	280.00	285.74			4,590.82
5548-028-025	PESKIN LLC	1615	N EL CENTRO AVE	3	50.00	78.40		Vista Del Mar		-	3,920.00	7,076.00	3,507.73	208.95	533.71			4,250.31
5548-009-109	PHARRISCHLELL AND PATRICIA			1							207.82	1,610.00	-	14.16	151.14			165.31
5548-009-135	POCKLINGTON PATRICK			1							184.42	1,340.00	-	12.57	134.13			146.81
5547-002-029	POLLAK GEORGE & GISELE	1786	N HIGHLAND AVE	1	110.82	35.41		Franklin Place		-	6,185.50	4,808.00	5,185.83	421.48	461.03			8,078.11
5547-007-022	PPC HSC LLC	1745	WILCOX AVE	2	268.00						57,084.00	147,404.00	8,469.38	3,482.80	12,483.30			24,435.41
5548-006-400	PPC WILCOX LLC	1750	WILCOX AVE	2	160.00						29,304.00	60,216.00	5,058.35	1,788.52	5,099.55			11,944.42
5548-009-081	RACHLEFF MATTHEW G			1							238.72	1,720.00	-	16.13	172.16			188.21
5548-001-018	RAFF JEAN	8423	YUCCA ST	2	152.15	115.00		Wilcox		-	15,986.50	14,350.00	8,442.52	975.71	1,215.27			10,633.51
5548-007-017	RAKOBIAN CARL & PHYLLIS	1604	WILCOX AVE	2	50.00						6,997.00	-	1,580.11	427.05	-			2,007.11
5548-007-018	RAKOBIAN CARL GO TR	1610	WILCOX AVE	2	65.00						9,100.00	-	2,054.14	555.40	-			2,609.54
5548-009-139	RAMSEY BROADWAY PARTNERS LLC			1							238.10	1,730.00	-	16.22	173.18			189.31
5547-018-001	RAPSODY HOLDINGS LLC	1645	WILCOX AVE	1	173.00	84.87		Hollywood			10,759.00	9,388.00	9,084.55	733.08	940.48			10,758.11
5545-006-030	REICH KENNETH I	6080	HOLLYWOOD BLVD	2	77.00	115.00		Gower		8.00	11,848.30	8,539.00	5,627.85	723.14	723.15			7,274.11
5548-009-105	REIMER BRIAN & ABY T			1							232.58	1,690.00	-	15.85	169.18			185.03
5548-006-025	RFA HOLLYWOOD LP LESSOR	1747	N CAHUENGA BLVD	1	331.00	134.27		Yucca		-	58,028.00	14,552.00	18,895.18	3,858.43	1,458.58			22,210.11
5548-009-400	RICARDO MONTALBAN-NOSOTROS FOUNDATION INC	1615	VINE ST	1	100.00						17,500.00	21,496.00	3,822.34	1,192.39	2,151.82			7,166.31
5548-009-099	ROSENBERG ANITA			1							173.41	1,260.00	-	11.82	126.12			137.81
5548-031-031	RUBINFELD FAMILY LMTD PTNSHP	8210	YUCCA ST	2	255.18	130.04		Argyle		22.00	38,986.20	33,250.00	12,889.35	2,378.45	2,815.86			18,084.61
5548-007-002	S H R A INVESTMENT LLC	8430	HOLLYWOOD BLVD	1	50.00						8,487.00	6,500.00	1,811.17	442.00	650.81			3,003.71
5548-004-015	SAFROS	8301	HOLLYWOOD BLVD	1	118.00	154.00		Vine		-	16,172.00	20,050.00	10,386.78	1,236.18	2,008.88			19,841.82
5545-003-028	SALVATION ARMY	5941	HOLLYWOOD BLVD	2	178.90						44,431.20	38,521.00	5,653.83	2,711.78	3,262.25			11,827.61
5547-007-401	SAMSON FEDERICO P	1728	N HUDSON AVE	3	50.00						2,450.00	3,448.00	1,365.94	130.59	259.92			1,755.41
5548-009-071	SARAF GIL			1							138.25	980.00	-	9.28	98.08			108.31
5548-005-011	SASSON JOSEPH & ROSALAE	8377	HOLLYWOOD BLVD	1	31.00						3,255.00	3,250.00	1,184.82	221.78	325.30			1,732.01
5547-018-010	SCHRADER APARTMENTS LLC	1618	SCHRADER BLVD	3	88.00						12,434.00	10,198.00	1,803.04	662.77	789.19			3,235.01
5548-028-012	SEDAGHAT SHAHIN S	1610	ARGYLE AVE	2	40.00						3,800.00	5,440.00	1,284.08	216.72	460.70			1,844.51
5548-009-074	SEHGAL UDAY L			1							191.30	1,390.00	-	13.03	139.13			152.11
5547-014-005	SELBY RICHARD W	0		3	50.00						6,104.00	-	1,385.94	325.38	-			1,891.31
5547-014-006	SELBY RICHARD W	0		3	50.00						6,104.00	-	1,385.94	325.38	-			1,891.31
5547-014-007	SELBY RICHARD W	1633	N CHEROKEE AVE	3	50.00						6,104.00	-	1,385.94	325.38	-			1,891.31
5547-014-008	SELBY RICHARD W	1637	N CHEROKEE AVE	3	50.00						6,104.00	-	1,385.94	325.38	-			1,891.31
5547-014-009	SELBY RICHARD W	1639	N CHEROKEE AVE	3	42.00						5,127.00	3,050.00	1,147.39	273.28	230.05	122.07	1,438.58	3,089.31
5547-014-021	SELBY RICHARD W	0		3	50.00						8,048.00	-	1,385.94	426.04	-			1,794.81
5547-014-022	SELBY RICHARD W	1632	N LAS PALMAS AVE	3	50.00						8,047.00	-	1,385.94	426.03	-			1,794.81
5547-014-023	SELBY RICHARD W	1622	N LAS PALMAS AVE	3	50.00						8,048.00	-	1,385.94	428.88	-			1,794.81
5547-014-040	SELBY RICHARD W	1607	N LAS PALMAS AVE	3	120.00						7,222.00	-	3,278.26	384.95	-			3,693.21
5547-014-041	SELBY RICHARD W	1638	N LAS PALMAS AVE	3	50.00						6,051.00	5,862.00	1,385.94	429.14	427.06			2,222.14
5547-014-042	SELBY RICHARD W	1625	N LAS PALMAS AVE	3	253.00						15,203.00	8,058.00	6,911.66	610.37	807.78			8,329.60
5548-009-084	SELF HENRY III			1							147.28	1,070.00	-	10.03	107.10			117.13
5548-026-035	SELMA AND VINE HOLLYWOOD LLC	1540	VINE ST	1	215.00	328.23	214.55	Selma	Argyle	83.33	85,813.20	-	27,728.54	5,847.01	-			33,575.55
5548-004-005	SETAREH KAYVAN	5858	HOLLYWOOD BLVD	2	50.00						8,494.20	22,944.00	1,580.11	518.43	1,943.07			4,041.81
5545-004-016	SETAREH KAYVAN			2	169.83						6,989.60	6,400.00	5,367.00	425.38	542.00			6,334.38
5547-011-002	SETAREH KAYVAN	8777	HOLLYWOOD BLVD	1	72.00	116.00		Highland			8,884.00	48,432.00	7,188.00	603.86	4,947.84			12,737.78
5547-009-013	SEVERY SHIRLEY M	8868	YUCCA ST	2	180.00	85.00		Cherokee		-	15,300.00	11,915.00	8,010.49	933.81	1,009.05			9,853.35
5547-018-003	SHARAF MORRIS R & JENNY R	6510	HOLLYWOOD BLVD	1	60.00						10,406.00	5,220.00	2,293.40	708.03	522.49			3,524.92
5548-005-012	SHAW BEULAH	0		3	-						620.00	-	-	33.05	-	31.00	365.33	398.38
5548-030-043	SHIMOSAWA SHINTARO			1							122.74	880.00	-	8.38	88.08			94.44
5548-009-088	SHPALL WILLIAM & SHERRY			1							236.72	1,720.00	-	18.13	172.18			188.29
5547-007-010	SILVERS DONALD M	6501	HOLLYWOOD BLVD	1	40.00	120.00		Wilcox			4,787.00	6,765.00	5,321.20	328.17	677.13			8,324.50
5547-011-001	SILVERS GARY A	6783	HOLLYWOOD BLVD	1	87.00						17,228.00	34,685.00	3,325.43	1,173.72	3,489.75	87.00	1,025.28	8,994.19
5547-014-024	SIMON JOSEPH E	1618	N LAS PALMAS AVE	3	50.00						8,044.00	5,460.00	1,385.94	428.77	411.83			2,208.53
5547-014-025	SIMON JOSEPH E	1614	N LAS PALMAS AVE	3	56.00						9,191.00	-	1,529.85	489.91	-			2,019.78
5547-014-029	SIMON JOSEPH E	1801	N LAS PALMAS AVE	2	85.00	50.61		Selma		15.00	5,097.00	2,100.00	4,759.60	311.09	177.84			5,248.53
5547-015-028	SIMON JOSEPH E	6630	HOLLYWOOD BLVD	1	70.00	140.00		Cherokee			38,791.00	34,868.00	6,500.27	2,508.81	3,469.85			12,476.93
5548-030-029	SIXTY TWO 30 LLC	0		2	154.94	135.04		Argyle		23.51	28,043.00	18,814.00	9,908.97	1,589.49	1,576.38			13,072.83
5547-002-020	SONNTAG PATRICK K	1754	N HIGHLAND AVE	1	90.00	75.00		Yucca		14.12	8,451.00	9,498.00	6,349.98	575.82	950.49			7,876.29
5547-002-038	SONNTAG PATRICK K	0		1	81.00						4,848.00	-	2,331.83	330.33	-			2,681.95
5547-015-013	ST PIERRE LOUIS	6814	HOLLYWOOD BLVD	1	20.00						2,400.00	4,800.00	784.47	183.53	480.45			1,408.45
5548-009-124	STATHAM JASON			1							294.63	2,140.00	-	20.07	214.20			234.27
5547-014-032	STEALTH CORPORATION	6700	HOLLYWOOD BLVD	1	60.00	138.00		Las Palmas		-	8,305.00	8,560.00	6,083.40	565.87	858.80			7,488.07
5548-030-078	STEWART JOHN			1							104.19	730.00	-	7.10	73.07			80.17
5548-003-001	STREET RETAIL WEST 7 L P	7001	HOLLYWOOD BLVD	1	140.00	250.00		Orange		-	35,000.00	64,960.00	12,180.97	2,384.78	6,502.09			21,807.84
5548-009-088	SURTANI SANJA K			1							173.41	1,280.00	-	11.82	128.12			137.93
5548-008-014	TEN FIFTEEN ASSOC	1637	COSMO ST	3	50.00						3,250.00	-	1,385.94	173.23	-	50.00	589.24	2,128.42
5548-008-022	TEN FIFTEEN ASSOCIATES	1641	IVAR AVE	2	115.00						16,988.00	19,508.00	3,634.25	1,036.83	1,651.92	147.27	1,735.58	8,058.59
5548-002-406	THE CHURCH OF SPIRITUAL TECHNOLOGY	0		1	17.00	-		Sycamore			767.94	1,159.00	649.80	52.32	118.01			818.13
5548-002-407	THE CHURCH OF SPIRITUAL TECHNOLOGY	0		1	12.00	-		Sycamore			550.81	831.00	458.68	37.52	83.18			579.38
5548-002-408	THE CHURCH OF SPIRITUAL TECHNOLOGY	0		1	15.00	-		Sycamore			622.17	939.00	573.35	42.39	93.99			709.73
5548-002-409	THE CHURCH OF SPIRITUAL TECHNOLOGY	0		1	33.00	71.00		Sycamore			1,480.22	2,234.00	3,201.01	100.88	223.61			3,525.47
5548-002-410	THE CHURCH OF SPIRITUAL TECHNOLOGY	0		1							2,167.32	3,275.00	-	147.87	327.81			475.48

## HED Assessment Roll

6/27/2008

ASSESSOR'S PARCEL NUMBER (APN)	OFFICIAL PROPERTY OWNER NAME	SITUS NO.	SITUS STREET	ZONE	STREET FRONTAGE (SF)	SF 2	SF 3	SF 2 STREET NAME	SF 3 STREET NAME	SF CORNER	LAND AREA	BUILDING AREA	STREET FRONTAGE ASSESSMENT	LAND AREA ASSESSMENT	BUILDING AREA ASSESSMENT	ALLEY LENGTH	ZONE A ASSESSMENT	TOTAL ASSESSMENT
5548-002-411	THE CHURCH OF SPIRITUAL TECHNOLOGY	0		1							1,494.79	2,258.00	-	101.85	225.81			327.
5548-002-412	THE CHURCH OF SPIRITUAL TECHNOLOGY	0		1							3,742.94	5,824.00	-	255.03	582.93			817.
5548-002-413	THE CHURCH OF SPIRITUAL TECHNOLOGY	0		1							3,411.85	5,200.00	-	232.48	520.49			752.
5548-002-414	THE CHURCH OF SPIRITUAL TECHNOLOGY	0		1							3,742.94	5,624.00	-	255.03	582.93			817.
5548-027-020	TILLEY INVESTMENT COMPANY	1025	N GOWER ST	3	65.00						18,190.00	8,004.00	2,322.10	882.98	603.71			3,788.
5548-009-128	TIMMONS KELLY L			1							191.30	1,390.00	-	13.03	139.13			152.
5545-002-013	TOBALINA MARIA P	5959	HOLLYWOOD BLVD	2	95.00						27,075.00	9,780.00	3,002.21	1,852.48	828.55			5,481.
5547-009-006	TOWNSEND JEANNETTE J	6689	HOLLYWOOD BLVD	1	90.00						15,300.00	15,515.00	3,440.10	1,042.49	1,552.96			8,035.
5548-009-150	TOWNSEND STUART			1							214.70	1,580.00	-	14.83	158.15			170.
5547-009-005	ULLMAN INVESTMENTS LTD	1717	N CHEROKEE AVE RM	3	50.00						9,000.00	-	1,365.94	479.73	-			1,845.
5547-009-009	ULLMAN INVESTMENTS LTD	1718	N LAS PALMAS AVE	3	50.00						9,000.00	-	1,365.94	479.73	-			1,845.
5547-009-017	ULLMAN INVESTMENTS LTD	1725	N CHEROKEE AVE	3	59.00						10,530.00	-	1,611.81	581.28	-			2,173.
5547-009-019	ULLMAN INVESTMENTS LTD	0		3	117.00						21,090.00	-	3,196.30	1,122.58	-			4,318.
5547-013-014	V A M P INC	6753	SELMA AVE	2	50.00						8,250.00	5,314.00	1,580.11	381.46	450.03			2,411.
5548-009-081	VAIT ANNETTE			1							130.75	950.00	-	8.91	95.09			104.
5548-009-082	VAIT ANNETTE			1							138.25	980.00	-	9.28	99.08			108.
5548-009-072	VARANO PETER			1							294.53	2,140.00	-	20.07	214.20			234.
5547-009-020	VICTOR PANDORA	1716	N LAS PALMAS AVE	3	62.00						5,580.00	4,781.00	1,893.77	297.43	359.10			2,350.
5548-030-039	VINEWOOD LLC			1	57.94	90.14		Vine			1,098.87	7,700.00	5,680.25	74.88	770.72			8,505.
5548-030-037	VINEWOOD LLC			1	32.08	49.87					608.00	4,280.00	3,131.51	41.43	428.40			3,599.
5548-030-038	VINEWOOD LLC			1							98.48	690.00	-	8.71	89.08			75.
5548-030-039	VINEWOOD LLC			1							104.19	730.00	-	7.10	73.07			80.
5548-030-040	VINEWOOD LLC			1							185.56	1,180.00	-	11.28	118.11			127.
5548-030-041	VINEWOOD LLC			1							205.52	1,440.00	-	14.00	144.14			158.
5548-030-042	VINEWOOD LLC			1							162.70	1,140.00	-	11.09	114.11			125.
5548-030-045	VINEWOOD LLC			1							102.76	720.00	-	7.00	72.07			79.
5548-030-046	VINEWOOD LLC			1							194.10	1,380.00	-	13.23	136.13			149.
5548-030-047	VINEWOOD LLC			1							147.00	1,030.00	-	10.02	103.10			113.
5548-030-048	VINEWOOD LLC			1							174.12	1,220.00	-	11.86	122.11			133.
5548-030-049	VINEWOOD LLC			1							164.13	1,150.00	-	11.18	115.11			128.
5548-030-050	VINEWOOD LLC			1							246.91	1,730.00	-	16.82	173.16			189.
5548-030-051	VINEWOOD LLC			1							121.31	850.00	-	8.27	85.08			93.
5548-030-052	VINEWOOD LLC			1							121.31	850.00	-	8.27	85.08			93.
5548-030-053	VINEWOOD LLC			1							162.70	1,140.00	-	11.09	114.11			125.
5548-030-054	VINEWOOD LLC			1							102.76	720.00	-	7.00	72.07			79.
5548-030-055	VINEWOOD LLC			1							124.17	870.00	-	8.46	87.08			95.
5548-030-056	VINEWOOD LLC			1							162.70	1,140.00	-	11.09	114.11			125.
5548-030-057	VINEWOOD LLC			1							102.76	720.00	-	7.00	72.07			79.
5548-030-058	VINEWOOD LLC			1							202.87	1,420.00	-	13.81	142.13			155.
5548-030-059	VINEWOOD LLC			1							145.58	1,020.00	-	9.92	102.10			112.
5548-030-060	VINEWOOD LLC			1							175.55	1,230.00	-	11.95	123.12			135.
5548-030-061	VINEWOOD LLC			1							164.13	1,150.00	-	11.18	115.11			128.
5548-030-063	VINEWOOD LLC			1							122.74	880.00	-	8.36	88.08			94.
5548-030-064	VINEWOOD LLC			1							124.17	870.00	-	8.46	87.08			95.
5548-030-065	VINEWOOD LLC			1							157.00	1,100.00	-	10.70	110.10			120.
5548-030-066	VINEWOOD LLC			1							102.76	720.00	-	7.00	72.07			79.
5548-030-067	VINEWOOD LLC			1							128.45	900.00	-	8.75	90.08			98.
5548-030-068	VINEWOOD LLC			1							161.28	1,130.00	-	10.99	113.11			124.
5548-030-069	VINEWOOD LLC			1							104.19	730.00	-	7.10	73.07			80.
5548-030-070	VINEWOOD LLC			1							204.09	1,430.00	-	13.81	143.13			157.
5548-030-071	VINEWOOD LLC			1							148.43	1,040.00	-	10.11	104.10			114.
5548-030-072	VINEWOOD LLC			1							178.40	1,250.00	-	12.16	125.12			137.
5548-030-073	VINEWOOD LLC			1							165.56	1,180.00	-	11.28	118.11			127.
5548-030-074	VINEWOOD LLC			1							246.91	1,730.00	-	16.82	173.16			189.
5548-030-076	VINEWOOD LLC			1							127.02	890.00	-	8.65	89.08			97.
5548-030-077	VINEWOOD LLC			1							158.42	1,110.00	-	10.79	111.10			121.
5548-030-079	VINEWOOD LLC			1							124.17	870.00	-	8.46	87.08			95.
5548-030-080	VINEWOOD LLC			1							162.70	1,140.00	-	11.09	114.11			125.
5548-030-081	VINEWOOD LLC			1							104.19	730.00	-	7.10	73.07			80.
5548-030-082	VINEWOOD LLC			1							199.81	1,400.00	-	13.81	140.13			153.
5548-030-083	VINEWOOD LLC			1							148.43	1,040.00	-	10.11	104.10			114.
5548-030-084	VINEWOOD LLC			1							178.98	1,240.00	-	12.08	124.12			138.
5548-030-085	VINEWOOD LLC			1							164.13	1,150.00	-	11.18	115.11			128.
5548-030-086	VINEWOOD LLC			1							245.48	1,720.00	-	16.73	172.16			188.
5548-030-087	VINEWOOD LLC			1							122.74	880.00	-	8.36	88.08			94.
5548-030-088	VINEWOOD LLC			1							125.60	880.00	-	8.58	88.08			96.
5548-030-089	VINEWOOD LLC			1							162.70	1,140.00	-	11.09	114.11			125.
5548-030-090	VINEWOOD LLC			1							102.76	720.00	-	7.00	72.07			79.
5548-030-091	VINEWOOD LLC			1							122.74	880.00	-	8.36	88.08			94.
5548-030-092	VINEWOOD LLC			1							159.85	1,120.00	-	10.89	112.11			123.
5548-030-093	VINEWOOD LLC			1							102.76	720.00	-	7.00	72.07			79.
5548-030-094	VINEWOOD LLC			1							202.67	1,420.00	-	13.81	142.13			155.

## HED Assessment Roll

6/27/2008

ASSESSOR'S PARCEL NUMBER (APN)	OFFICIAL PROPERTY OWNER NAME	SITUS NO.	SITUS STREET	ZONE	STREET FRONTAGE (SF)	SF 2	SF 3	SF 2 STREET NAME	SF 3 STREET NAME	SF CORNER	LAND AREA	BUILDING AREA	STREET FRONTAGE ASSESSMENT	LAND AREA ASSESSMENT	BUILDING AREA ASSESSMENT	ALLEY LENGTH	ZONE A ASSESSMENT	TOTAL ASSESSMENT
5548-030-085	VINEWOOD LLC			1							147.00	1,030.00	-	10.02	103.10			113.1
5548-030-086	VINEWOOD LLC			1							178.40	1,250.00	-	12.16	125.12			137.2
5548-030-097	VINEWOOD LLC			1							162.70	1,140.00	-	11.09	114.11			125.1
5548-030-098	VINEWOOD LLC			1							244.08	1,710.00	-	18.63	171.16			187.7
5548-030-099	VINEWOOD LLC			1							121.31	850.00	-	8.27	85.08			93.3
5548-030-100	VINEWOOD LLC			1							124.17	870.00	-	8.46	87.08			95.5
5548-030-101	VINEWOOD LLC			1							181.28	1,130.00	-	10.99	113.11			124.0
5548-030-102	VINEWOOD LLC			1							99.91	700.00	-	6.81	70.07			76.8
5548-030-103	VINEWOOD LLC			1							185.54	1,300.00	-	12.64	130.12			142.7
5547-015-012	VISCO REAL ESTATE INVESTMENTS LLC	8608	HOLLYWOOD BLVD	1	80.00						8,100.00	28,800.00	2,283.40	551.91	2,882.70	80.00	707.09	8,435.1
5547-015-027	VISCO REAL ESTATE INVESTMENTS LLC	8810	HOLLYWOOD BLVD	3	-						12,820.00	37,380.00	-	672.88	2,819.42	178.00	2,097.71	5,588.8
5547-015-028	VISCO REAL ESTATE INVESTMENTS LLC	8822	HOLLYWOOD BLVD	1	48.00						13,294.00	5,510.00	1,834.72	905.81	551.52	40.39	475.99	3,788.0
5548-007-013	WALK ON SUNET INC	1611	N CAHUENGA BLVD	1	75.00						7,496.00	5,250.00	2,866.75	510.75	525.49	74.98	883.39	4,788.3
5548-008-149	WARD JERRY			1							323.43	2,350.00	-	22.04	235.22			257.2
5548-008-140	WAYANS MARLON			1							224.33	1,830.00	-	15.29	183.15			178.4
5547-008-021	WHATS ON THIRD INC	6881	HOLLYWOOD BLVD	1	90.00	108.00		Las Palmas		-	9,720.00	13,950.00	8,390.53	662.29	1,398.31			8,448.1
5547-008-002	WHATS ON THIRD INC.	8541	HOLLYWOOD BLVD	1	88.00						18,920.00	15,840.00	3,363.86	1,289.14	1,565.47			8,218.2
5547-008-027	WHATS ON THIRD INC.	1729	N HUDSON AVE	3	87.43						5,053.00	-	1,842.11	269.34	-			2,111.4
5548-009-120	WHITAKER TROY L & ANNAMARIA			1							238.72	1,720.00	-	16.13	172.18			188.2
5547-004-038	WHITLEY APARTMENTS LLC	1719	WHITLEY AVE	3	117.00						21,845.00	20,872.00	3,188.30	1,153.74	1,574.29			5,924.3
5547-008-012	WHITLEY COURT PARTNERS LLC	1720	WHITLEY AVE	3	72.00						14,400.00	10,137.00	1,968.95	787.58	784.59			3,499.1
5548-008-087	WHITTIER CHRISTEL A			1							138.25	990.00	-	9.28	89.09			108.3
5548-009-103	WILMER VALDERRAMA			1							247.73	1,800.00	-	16.88	180.17			197.0
5548-007-014	WONG ARK W & HOI P	1801	N CAHUENGA BLVD	1	75.00	100.00		Selma		-	7,500.00	11,940.00	6,026.97	511.02	1,185.12	75.00	883.88	8,816.8
5547-014-010	WOW PRODUCTIONS LLC	6050	HOLLYWOOD BLVD	1	82.00	138.18		Cherokee		-	12,049.00	23,983.00	6,854.04	820.98	2,400.55	82.00	986.38	11,041.9
5548-007-028	YA YA CO	1835	N CAHUENGA BLVD	1	85.00						15,241.00	43,825.00	3,248.99	1,038.47	4,366.59	112.00	1,319.80	9,973.8
5548-027-011	YAMAGUCHI LORRAINE G	1807	N GOWER ST	3	50.00						8,300.00	-	1,365.94	442.41	-			1,808.3
5548-008-001	YORKBURY INVESTMENTS LLC	0		3	100.00						18,532.00	-	2,731.88	881.21	-	100.00	1,178.49	4,791.5
5548-008-002	YORKBURY INVESTMENTS LLC	6831	HAWTHORN AVE	3	50.00						8,286.00	-	1,365.94	440.80	-	50.00	589.24	2,395.7
5548-008-017	YORKBURY INVESTMENTS LLC	8900	HOLLYWOOD BLVD	1	194.00	164.32		Highland		21.21	37,330.00	33,998.00	14,508.92	2,543.54	3,402.79	388.13	4,574.08	25,027.3
5547-008-408	YUCCA INVESTMENT CO	8550	YUCCA ST	2	289.00	144.00	120.00	Whitely	Hudson	-	38,784.00	99,532.00	16,345.19	2,387.11	8,429.13			27,141.4
5548-006-012	Z AND A ASSOCIATES INC	6424	YUCCA ST	2	75.00						8,375.00	13,988.00	2,370.16	389.09	1,184.44			3,843.6
5548-008-148	ZAMANI KAVEH			1							198.81	1,430.00	-	13.41	143.13			156.5
5548-002-001	ZLOZOWER NEIL D	6341	YUCCA ST	2	54.93	48.84		Ivar		-	2,221.60	2,143.00	3,084.69	135.59	181.49			3,381.7
TOTAL											6,722,216.42	9,746,184.04	1,949,760.00	421,250.00	916,898.97	11,466.37	135,000.00	3,420,846.8

**APPENDIX B**  
Public Parcels, HED 2009 - 2018

ASSESSOR'S PARCEL NUMBER	Name	TOTAL PARCEL ASSESSMENT	% OF TOTAL ASSESSMENT
5546-009-906	COMMUNITY REDEVELOPMENT AGENCY OF LA CITY	9,071.03	0.27%
5546-009-907	COMMUNITY REDEVELOPMENT AGENCY OF LA CITY	1,899.81	0.06%
	<b>CRA/LA Total</b>	<b>10,970.84</b>	<b>0.32%</b>
5547-004-901	LA CITY	2,230.79	0.07%
5547-004-902	LA CITY	2,119.25	0.06%
5547-004-903	LA CITY	1,858.99	0.05%
5547-004-904	LA CITY	13,697.98	0.40%
5547-009-900	LA CITY	10,055.58	0.29%
5547-016-906	LA CITY	5,916.79	0.17%
5547-016-907	LA CITY	2,561.15	0.07%
5547-016-908	LA CITY	4,781.42	0.14%
5547-016-909	LA CITY	4,557.53	0.13%
5548-004-904	LA CITY	27,220.90	0.80%
5548-004-905	LA CITY	30,542.44	0.89%
5548-004-906	LA CITY	16,056.43	0.47%
5548-004-911	LA CITY	15,006.58	0.44%
5548-004-912	LA CITY	2,222.98	0.06%
5548-004-913	LA CITY	62.01	0.00%
5548-004-914	LA CITY	103.13	0.00%
5548-004-916	LA CITY	186.29	0.01%
5548-004-917	LA CITY	140.18	0.00%
5548-004-918	LA CITY	79.45	0.00%
5548-004-920	LA CITY	24.62	0.00%
5548-004-921	LA CITY	79.02	0.00%
5548-004-922	LA CITY	75.95	0.00%
5548-004-923	LA CITY	796.26	0.02%
5548-004-924	LA CITY	13,297.32	0.39%
	<b>LA City Total</b>	<b>153,673.04</b>	<b>4.49%</b>
5546-009-904	LA CITY DEPT OF TRANSPORTATION	11,535.37	0.34%
	<b>LA City DOT Total</b>	<b>11,535.37</b>	<b>0.34%</b>
5546-007-900	LA CITY DEPT OF WATER AND POWER	3,228.57	0.09%
	<b>LA City DWP Total</b>	<b>3,228.57</b>	<b>0.09%</b>
5546-008-900	LA CITY LIBRARY	9,766.22	0.29%
	<b>LA City Library Total</b>	<b>9,766.22</b>	<b>0.29%</b>
5547-015-909	LA CITY PARKS PARKS	8,605.90	0.25%
	<b>LA City Parks Total</b>	<b>8,605.90</b>	<b>0.25%</b>
5545-003-900	LA CO CAPITAL ASSET LEASING CORP	8,037.66	0.23%
	<b>LA Co Capital Asset Leasing Corp Total</b>	<b>8,037.66</b>	<b>0.23%</b>
5545-003-901	LA COUNTY	2,539.31	0.07%
	<b>LA County Total</b>	<b>2,539.31</b>	<b>0.07%</b>
5547-014-900	LA UNIFIED SCHOOL DIST	649.45	0.02%
5547-014-902	LA UNIFIED SCHOOL DIST	811.82	0.02%
5547-014-903	LA UNIFIED SCHOOL DIST	811.82	0.02%
5547-014-904	LA UNIFIED SCHOOL DIST	2,615.56	0.08%
5547-015-900	LA UNIFIED SCHOOL DIST	1,408.33	0.04%
5547-015-901	LA UNIFIED SCHOOL DIST	6,204.89	0.18%
5547-015-902	LA UNIFIED SCHOOL DIST	1,131.43	0.03%
5547-015-903	LA UNIFIED SCHOOL DIST	1,224.99	0.04%
5547-015-904	LA UNIFIED SCHOOL DIST	1,687.87	0.05%
5547-015-905	LA UNIFIED SCHOOL DIST	3,339.74	0.10%
5547-015-908	LA UNIFIED SCHOOL DIST	4,637.96	0.14%
	<b>LAUSD Total</b>	<b>24,523.86</b>	<b>0.72%</b>
5546-029-919	LACMTA	2,783.99	0.08%
5546-029-923	LACMTA	1,532.36	0.04%
5546-029-924	LACMTA	1,542.03	0.05%